The Compleat

LAWYER.

OR A TREATISE

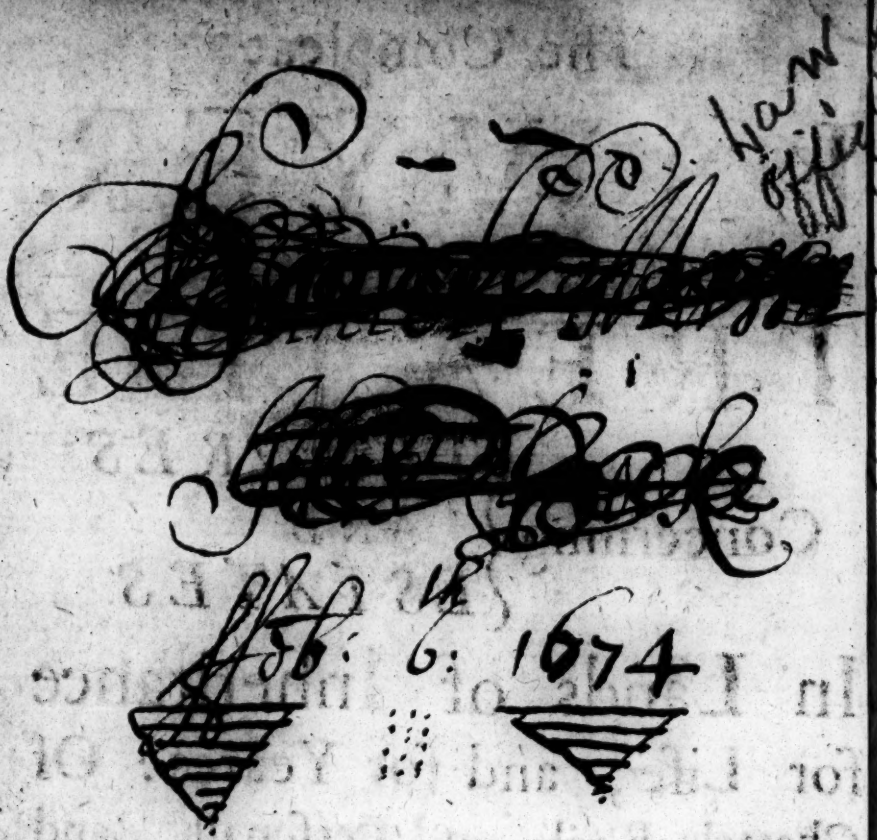
Concerning { *TENURES* AND *ESTATES*

In Lands of Inheritance for Life, and for Yeares: Of Chattels Reall and Personall, and how any of them may be conveyed in a Legall Forme, by Fine, Recovery, Deed, or Word, as the Case shall require.

Per GULIEL. NOY, *Armigerum, nuper Attournatum Generalem* CAROLI *Regis defunctum.*

LONDON,

Printed for *D. Pakeman*, and are to be sold at his Shop, at the Signe of the *Rainebow*, neer the *Inner-Temple-gate* in *Fleetstreet*. 1651.



The Compleat Lawyer.

OR,

A Treatise concerning Tenures and Estates in Lands of Inheritance for Life, &c.

Question.

How were the multitudes of people at the first divided?

Answer.

Into Families, Common-wealthes, and Kingdomes.

Q. *To what end?*

A. To live godly, peaceably, and quietly together.

Q. *How is that performed?*

A. By keeping the Law of God, which we call Religion, and by executing vertue,

and punishing vice, by which vertue and good manners doe spring.

Q. *What doth best uphold and maintaine these things?*

A. The Law.

Q. *How manifold is that?*

A. Two fold, *viz.* The Law of Nature, and the Law written.

Q. *What is the Law written?*

A. It is either Divine or Civill.

Q. *What doth the Civill Law worke?*

A. A defence and encouragement to the good, and a bridling and punishment to the evill.

Q. *What else doth it worke?*

A. A security to the life of man, and quiet enjoying of *Meum* and *Tuum*.

Q. *How came in Meum and Tuum?*

A. By the Law of *Jus gentium*, whereby right and property to Lands, Tenements, goods and Chattells, are belonging to men.

Q. *How doth every Subject in England claime and hold his lands and goods.*

A. By Estates in Law.

Q. *How many Estates in Law are there in Lands and Tenements.*

A. Three, viz. Estates of Inheritance, Francktenement, and Chattells realls

Q. *How are Estates of Inheritance divided?*

A. Into

A. Into Fee Simples, and Fee Tayle.

Q. *How are Fee Simples divided?*

A. Into Fee Simples absolute, and Fee Simple Conditionall.

Q. *What is an absolute Fee Simple?*

A. When lands are given to me, and to my heires for ever.

Q. *What is a Fee Simple Conditionall?*

A. When Lands are given to me and to my heires for ever, upon Condition I doe such or such a thing, &c.

Q. *How are Estates Tayle-divided?*

A. Into tayles generall and speciall, and into Tenant in tayle after possibilitie of issue extinct.

Q. *What is an an intayle generall?*

A. When lands or tenements are given to *I S.* And to the heires of his body lawfully begotten or to be begotten.

Q. *What is an intaile speciall?*

A. When lands or tenements are given to a man, and to his wife, and to the heires of their two bodyes between them lawfully begotten.

Q. *How is tenant in tayle after possibilitie of issue extinct?*

A. When lands are given to a man and his wife, and to the heires of their two bodyes between them lawfully begotten,

if the man or wife die without iſſue betweene them, the Survivor is Tenant in tayle after poſſibility &c.

Q. *Is ſuch a Tenant puniſhable of waſt or noe?*

A. Noe, hee is not puniſhable of waſt, yet hee may forfeit his Eſtate by granting a greater Eſtate to another then he hath himſelfe.

Q. *May other Tenants intayle forfeit their Eſtates?*

A. Noe, unleſſe they commit Treaſon.

Q. *How is Francktenement divided?*

A. Into foure parts, viz. tenant by Curteſie, tenant in Dower, tenant for his owne life, and tenant for another mans life.

Q. *How are chattells divided?*

A. Into reall and perſonall.

Q. *What is a chattell reall?*

A. A terme for yeares, the ward of lands, and tenant at will.

Q. *What are Chattells perſonall?*

A. All manner of Goods, Corne, Cattell, Houſholdſtuffe, and vtenſills whatſoever.

Q. *How doth a Fee ſimple in lands or Tenements paſſe from one to another?*

A. It may paſſe by a Fine, or by Deed, in rayſing of a vſe upon valuable conſiderations

tions, or by deede with Livery of seisin, or or by a will in writing *sealed* since the Statute of Wills, or by a Deed without livery, inrolled within sixe Moneths after the date therof by the Statute in the 34 yeare of H.8 and by a Reversion in fee by Atturnement. But of things incorporate, there can be no Actuall livery, but they passe by grant in writing onely, or by lineall discent.

Q. *May Tennant in fee Simple convey his lands and tenements from his wife and heire?*

A. Yey that he may, to whom and by what Estate hee will, except it bee in *mortmaine, contra statutum* in the seventh of *Edward* the first, and excepting such right & Dower as his wife hath in the said lands.

Q. *May he charge these lands?*

A. Yes, either by a yearly Rent with Clause of distresse, which is called a Rent-charge, or by an Annuity, or by statute, and also if he dye, these lands shall bee assetts to pay his debts.

Q. *Is there no forfeiture of these lands?*

A. None, except hee commit felony or treason.

Q. *May they any way escheate?*

A. Yes, if the tenant die without heire generall or speciall, then the Lord of whom they are holden shall have the same by escheate.

Q. *What is the law sithence the statute in such cases.*

A. If at this day there bee Lord and Tenant in fee Simple by Chivalrie and twenty pence rent, If the Tenant enfeoffe an Estranger of the said land, the Estranger shall hold of the Lord by the said services and rents as the Tenant did hold, and the Feoffer or seller, shall bee excluded, and be not meant at all.

Q. *What if the said Tenant maketh a Feoffement of the said land to another without expressing to whose use?*

A. Then it shall bee to the use of the Feoffer and his heires, except a valuable consideration bee given for the land, then it shall bee to the use of the Feoffees.

Q. *What if the Tenant sithence that statute doth enfeoffe a stranger of part of the land?*

A. Then the stranger shall hold of the Lord *per paticular Morum*, viz. the Rent shall be apportionated.

As if there be twentie Acres of land, and twenty shillings Rent, the Purchasor shall hold by three shillings Rent for three Acres.

But if there be an entire service, that cannot be apportionated, as a horse, a hawke &c. The Lord shall have the whole.

Q. *What*

Q. *What if the purchase be of the moyetie of of the whole land?*

A. There shall bee noe apportionallment of the Rent &c.

Q. *What if the Lord sithence that statute purchase parcell of the tenencie ?*

A. By that purchase all the entire annuall services be extinct, except it be for the profit of the Comonwealth, then it remaineth, otherwise it is extinct. For that purchase read *Bruertons* case in the sixt part *de lo: Cooke.*

Q. *What if the Lord purchase parcell of the land where the Rents and services are apportionated.*

A. Then the rents and services shall be apportionated.

Q. *Put a Case thereof?*

A. If there be Lord and Tenant of six Acres of land by six pence rent, and suite of Court, if the Lord purchase two Acres, the Rent shall bee apportionated; but otherwise if the rent and services be entire, as suit of Court, homage &c. Extinct.

Q. *What if these entire services come to the Lord of part of the land by the meere Act of God, or of the law?*

A. Then the intire services shall remaine to the Lord.

Q. *Put a Case of that?*

A. If there bee Lord and Tenant of foure Acres of land, by a Hawke, homage, suit of Court, and herriot, in this case, if one of these Acres discend to the Lord, the whole services remaine.

But if the Lord had purchased the said Acre, or released to the Tenant the services of the said Acre, all the services alwaies are extinct.

Also in this case, if the Tenant doth enfeoffe any Estranger of one of those Acres, the Feoffee shall hold the whole services.

But otherwise if the services may bee apportionated, as of Rent, Common, or Perper, &c. And thereupon are great diversities betweene Rent-service and Rent charge

Q. *What apportionallment is there of Rent-Charge?*

A. Rent Charge is now at this day as Rent service was before the statute. That if the partie that hath the Rent, purchase any part of the land charged, the whole Rent is extinct.

Q. *May a tenure be reserved upon a gift in tayle sithence the said statute?*

A. Yes, looke how a Tenure may be created and reserved upon lands and tenements

in

in fee Simple before the ſtatute, ſo it may be of lands given in the tayle ſithence the ſaid ſtatute.

Q. *VVhat if the Donor reſerveth noe ſervice upon the guift in tayle?*

A. Then the Donee ſhall hold by ſuch ſervices as the Donor holdeth over.

Q. *How is this to bee underſtood?*

A. Where the Reverſion in fee Simple remaineth in the Donor.

Q. *VVhat if the Reverſion be granted over?*

A. Then the Grantee thereof ſhall hold his Reverſion of the chiefe Lord.

Q. *Is the King tyed by the ſtatute of* Quia emptores terrarum?

A. Noe, the King is not Subject to that ſtatute.

Q. *Vpon what things may a tenure bee reſerved?*

A. Properly upon a Feoffement, or gift in tayle, in lands or Tenements, and of Corporate things, into which may be an Entrie or manuall occupation.

Q. *Of what things may noe tenure bee reſerved?*

A. Vpon incorporate things, as Courts, Rents, Wayes, Piſcaries and ſuch like.

Q. *Of what things in nature muſt the tenure bee?*

A. Of

A. Of things which are either profitable to the Feoffer or Donor, or to the commonwealth.

Q. *May the service upon the tenure be reserved to be done by an estranger?*

A. They cannot properly be so reserved.

Q. *Can the Tenant hold his land by two tenures?*

A. Noe, one parcell of land cannot bee holden by severall tenures.

Q. *What tenure and service may be reserved upon an Estate of franktenement?*

A. Commonly upon an Estate of franktenement nothing is reserved but Rent, and to that Rent fealtie is incident by proper Right.

Q. *What is Franktenement?*

A. In estate for ones life, or for another mans life.

Q. *How doth it passe?*

A. Either by writing, or by paroll, and upon the same generally there must be a livery of seisin.

Q. *How many maner of Estates for life are there.*

A. There are foure', Tennant for his owne life, for another Mans life, Tenant in Dower, and by Courtesie.

Q. *Have these like power as the other Tennants have.* *A.* Noe,

A. Noe, the ſaid Tenants for life, and tenants for yeares, may not grant a greater eſtate to another of the ſaid lands, then he hath himſelfe, nor may not commit waſt, nor charge, nor incumber the ſaid lands, longer then they have eſtate therein.

Q. *VVhat doe you call waſt.*

A. Waſt is properly any thing that is done, or committed in the ſaid land to the diſinheriting of the leſſor, or of him in the reverſion.

Q. *VVho ſhall punniſh waſt or forfeyture.*

A. He that is next in reverſion or remainder in the ſaid land of an Eſtate of inheritance.

Q. *By what law.*

A. Tenant in Dower and Tenant by the Curteſie, before the ſtatute of Glouceſter, and the reſt by the Eſtatutes.

Q. *VVhat call you a Reverſion or Remainder?*

A. The eſtate that dependeth, and is to come in poſſeſſion after theſe particular Eſtates ended.

Q. *How doth a Reverſion paſſe, ſithence there can be noe livery of ſeiſin without licence of the Terre tenant?*

A. It doth paſſe properly by deed in writing, and Atturneyment of the particular

ticular Tenant, or by fine, &c.

Q. *How doth a Remainder paſſe?*

A. Alwaies it beginneth with the particular Eſtate, and dependeth upon the ſame, otherwiſe it is commonly not good, unleſſe it be by deviſe, or will, and it muſt begin when the particular Eſtate endeth; or or elſe it is naught.

Q. *Put me a caſe upon that point?*

A. If a leaſe be made to *I. S.* of Certaine lands for life, the Remainder thereof to the right heires of *I. N.* this is a contingent Remainder, for if *I. S.* dye in the life of *I. N*: the Reverſion thereof is void, otherwiſe if *I.N.* dye in the life of *I S*: and hath an heire, then the remainder is good.

Q. *VVhat difference is there between a Reverſion and remainder?*

A. Great difference, The Reverſion is the remnant of the Eſtate, that the Donor or leaſor reſerveth in himſelfe, and paſſeth not with the particular Eſtate.

But the Remainder alwaies paſſeth with the particular Eſtate at the firſt Creation thereof, but being created, may paſſe as a Reverſion without the particular Eſtate. Alſo he that cometh to lands by Remainder, cometh in as a Purchaſor, and ſhall not bee in ward, but the other in reverſion may be in ward.

Q. *VVhat*

Q. *What other Eſtates are there unmentioned.*

A. There is Tenant by the ſtatute Marchant of the ſtaple, Tenant by Elegit, Tenant for yeares, Tenant at will, and Tenant by Sufferance.

Q. *Doth an action of waſt lye againſt theſe Tenants.*

A. Noe, but onely againſt tenant for yeares, and he is ſubiect unto the like law, as tenant for life is.

Q. *May an eſtate of Remainder depend upon an Eſtate for yeares?*

A. Yes, very well, and then if the Remainder be for one life or more, there muſt be livery of ſeiſin made to the tenant for yeares at his firſt entrie.

Q. *If Tenant for yeares dye, who ſhall have his terme.*

A. If he doe not grant it in his life, nor deviſe it by his will, his Executors or adminiſtrators ſhall have the ſame.

Q. *How may it paſſe.*

A. Either by writing, or by paroll, and it ſhall be aſſetts to pay the owners debts if he dye poſſeſſed thereof.

Q. *What doe you call aſſetts?*

There is aſſetts intermaines which is goods and Chattells of the Decedent, and there

is

is aſſets per diſcent, which is land in fee Simple, and both theſe ſhall be liable to pay debts ſo farr as they will goe.

Q. What doe you meane by deviſe or will?

A. When lands, goods, and Chattells, are deviſed or given by the laſt will and teſtament of any.

Q. May lands be ſo given without licence?

A. Yes they may, ſithence the Statute of wills. 32. *H.* 8.

Q. How was the Law before that Statute?

No man before that Statute could give Lands or Tenements by his Will in writing, to make an Eſtate of franke tenement or upwards, unleſſe the ſame were in uſe, viz. in the hands of the Feoffees.

Q. How is the Law ſithence that Statute?

A. Sithence that Statute a man may deviſe all his lands in ſoccage, and two parts of his lands holden in Knights ſervice.

Q. Why may hee not deviſe the other third part?

A. Becauſe it ought to deſcend, that the lord be not defrauded of his Tenure, viz. Ward, Marriage, &c.

Q. How be Wills made?

A. Either in writing, or elſe without writing, and then it is a Nuncupative Will; but no Eſtate in Lands for life, or upwards will

will paſſe by a Will Nuncupative, which is without writing.

Q. What generall learning is elſe of wills?

A. The laſt Will is alwaies of force, *Quia voluntas eſt ambulatoria & non conſummatur vſque ad mortem Teſtatoris*, and then the intent of the deviſor ſhall be much taken therin, as far as the words will extend.

Q. What doe you meane by the words uſe?

A. I diſtinguiſh it thus, That before the Statute of 27. *H.* 8. one man might have the lands, and another the uſe of the ſame lands.

Q. What did invent thoſe vſes?

A. Two things, viz. feare and fraud; feare in the time of War and troubles, and fraud to defeate the lords of the fee and Creditors.

Q. How many manner of vſes are there?

A. Two viz. in Eſſe, and to come in contingencie.

Q. How in Eſſe?

A. Either in poſſeſſion, or reverſion, or remainder.

Q. How in contingencie?

A. Uſes which may come and after be in poſſeſſion, reverſion, or remainder, if they be not cut off or barred.

Q. What things are incident to thoſe vſes?

A. Con-

A. Confidence in the persons enfeoffed and ~~purity~~ Privity in estate.

Q. Did they good or harme in Common Law?

A. They did more harme then good, whereupon diverse Statutes were enacted, as 1° *R.* 2. the 4. H. 4. 1° H. 7. the 11. H. 7. and 1° *R.* 3. were ordained to suppresse the mischiefes that vses brought in.

Q. Were those mischiefes remedied by those Statutes?

A. No, they were not, untill the Statute of 27. *H.* 8. by which statute uses were transferred into possession, so that now upon creating of an use, it is presently turned into possession, and the the Feoffees are but conduit pipes to leade the uses.

Q. *How was it before that statute?*

A. Before that statute, he that had the possession, viz. the Feoffes might sell the land from *Cestui que use*, and he had but his remedy in the Chancerie.

Q. *Are there any uses now in law.*

A. Yes, but they are transferred *ipso facto* into possession, & hereupon the Feoffee is excluded.

Q. VVhy are they used.

A. Properly to estate wives, for the husband cannot enfeoffe or grant Immediately to his wife, because they are but one person in the law.

Q. How

Q. *How muſt ſuch an Eſtate be made?*

A. The husband muſt enfeoffe two or three to the uſe of his wife for life, or otherwiſe.

Q. *Why muſt he infeoffe two at the leaſt?*

A. Otherwiſe one Feoffee hath ſuch an eſtate thereby, that his wife cannot have her Dower.

Q. *May not the ſubject hold lands of the King?*

A. Yes, all the lands of England are holden either mediately or immediately from the King as Lord Paramount.

Q. *How may they bee holden of the King?*

A. By Knights ſervice in Capite, by ſoccage in Capite, by Knights ſervice won in Capite, by ſoccage won in Capite by grand ſerjeantie, and by pettie Serjeantie.

Q. *What difference is there in theſe Tenures?*

A. Many great differences. All lands holden in Capite in Chivalry, doe draw ward, Marriage, and reliefe, viz. a Knights fee is fiue pound, and ſo ratably, and it cauſeth all other lands holden of meaſne Lords to be in ward. Alſo the tenant cannot grant theſe lands for life, or for any other higher eſtate without

licenſe of the King, nor his wife cannot marry without licenſe, and if they doe, they ſhall anſwer the King meaſne profitts. And if a Tenant enter, and ſell without licenſe, he muſt pay for his licence one yeares profit thereof. But to have a licenſe before he enter, and ſell, is but the third part of one yeares profit. Alſo the heire having been in ward, ~~when~~ when he cometh to full age, muſt ſue livery, which will coſt him one yeares profit. And if he be at full Age at the death of his Anceſtor, then he muſt have a primer ſeiſin, which is of like charge.

Q. What if it bee holden in ſoccage in Capite?

A. That draweth not ward &c. nor any other lands, and the Reliefe is one yeares rent, but the tenant muſt ſue his livery or primer ſeiſin of thoſe lands onely.

Q. What of lands in Knights ſervice onely?

A. That draweth onely ward, Marriage and reliefe, onely for that land, in caſe of a common perſon, but that the King muſt have his Prerogative without Prioritie or poſterioritie.

Q. What

Q. *What doe you meane by prioritie?*

A. That if a common person holdeth severall lands of two Lords by Knights service, the eldest tenure, viz. he that made the first Feoffement, which is not so in the Kings case.

Q. *How may one otherwise hold of the King?*

A. He may hold by grand Serjeantie, and by pettie Serjeantie.

Q. *How doe they differ?*

A. Grand Serjeantie is Knights service and more, for the reliefe thereof is the value of the land by yeare, and Pettie Serjeantie is soccage in nature.

Q. *Put a case thereof?*

A. He that holdeth of the King to find a man to serve in the warrs by forty daies at his own cost, holdeth by grand serjeantie; But he that is to find a horse, or such a thing, to serve as aforesaid, that is pettie serjeantie, because it is not to be done by a mans body.

Also the tenant may hold of the King, or of a common person by Escuage, Homage, Ancest. Or by homage, fealtie, and suit of Court.

Q. *What is the meaning thereof? Put me a case thereof?*

A. Eſcuage uncertaine is Knights ſervice, and Eſcuage certaine is ſoccage. Homage Anceſt. is alwaies between the Feoffor and Feoffee and their heires; the other Homage is ſometimes joyned to Knights ſervice, and ſometimes to ſoccage. And fealtie is alwaies incident to all manner of Tenures and Eſtates.

Q. Of what nature are theſe ſervices?

A. Some of them are valuable, and ſome not.

Q. Upon what cauſe were they reſerved?

A. To keepe a knowledge between the Lord and tenant in liew and recompence of the land.

Q. What remedy is there if the tenant doth not his ſervice?

A. The Lord may of common right diſtraine for them, and if the tenant die without heire generall or ſpeciall, or be attainted, the Lord ſhall have the land by Eſcheate, as having noe tenant to doe his ſervice. And thus much briefly of Eſtates, tenures, and ſervice.

Q. Why hath the Lord the ward of the bodie and lands of the heire being not twenty one yeares of age?

A. Becauſe if the land be given to the tenant to doe ſervice of Chivalrie, and when

when the tenant dyeth, his heire being within age, for that ſuch a tenant cannot doe the ſervice, the Lord will have the body and land untill he come to age.

Q. When ſhall ſuch an heire be ſaid to be in ward?

A. When the Father dyeth ſeiſed of lands holden in Knights ſervice and his heire being a ſonne, and within the age of one and twenty yeares, and if it be a daughter, within the Age of fourteen yeares, the Lord ſhall have the ward untill ſixteen yeares by the ſtatute law.

Q. VVhy if the Father die ſeiſed but of a Reverſion of the ſaid land, an eſtate for life or yeares then being on foot?

A. The heire ſhall be in ward for his body.

Q. Is it ſo if the Father die ſeiſed of a Remainder?

A. Noe, the heire there ſhall not be in ward, if the tenant for life be living.

Q. What other difference are there?

A. If lands holden in Knights ſervice come to the heire by diſcent, hee ſhall be in ward, but if it come by purchaſe, he ſhall not be in ward.

Q. Put a caſe thereof?

A. If the Father and Sonne purchase lands, holden as aforesaid, to them, and to the heires of the Father; and the Father dyeth, the Sonne within age shall be said to bee in by purchase, and not by discent, and shall not bee in Ward. But by the Statute in the 30th. of *Hen.* 8. If it be holden by the King, hee shall be in Ward.

Q. *When shall the heire be said to be out of ward?*

A. If it be a Male, when hee accomplisheth the age of twenty yeares; if it be a Female, she must be full fourteene yeares at the death of her Ancestor, otherwise the Lord will have her Ward untill she be sixteen by the Statute.

And also, if the heire being in Ward, and within age, be made a Knight, then he shall be out of Ward: But otherwise if he be made a Knight in the life of his Father.

Q. *What is the Lord to have by his Tenant when hee cometh to full age?*

A. He is to have the value of his Marriage, if hee doth not take a wife during his Nonage, and the double value of his Marriage, if hee take a wife during his Nonage, and the double value of

of his Marriage, if hee take a wife during his Nonage, if the Lord tender him a wife without diſparagement. But note that the firſt tender is not materiall.

Q. *How ſhall that value be tryed?*

A. By a Jury, ſworn to try and value the ſame.

Q. *Shall the heire in Soccage within age be in ward?*

A. Yes, untill hee come unto the age of fourteene yeares, and then the Guardian is to account unto him for the profits of the ſaid lands, and after the age of fourteene yeares, hee is to take the profits of his lands by his *Procheni amie.* But the Guardian in Chivalry is not ſo to doe, but to have the VVard of Body and Land to his owne uſe untill the age aforeſaid.

Q. *Who ought to have the wardſhip of the heire in Soccage?*

A. If his Lands doe deſcend unto him by the fathers ſide, his next Uncle or friend on the Mothers ſide, to whom the Land may not deſcend; *Et ſic è converſo.*

Q. What *is the reliefe of lands in Soccage?*

Anſ. The value of one yeares rent.

Q. *What if a man bee diſſeiſed of his lands and tenements, or diſpoſſeſſed of his goods and chattels, what remedy hath bee in Law?*

A. His remedy is either to enter into the Lands and Tenements, if his Entrie be congeable, as if there bee no diſcontinuance nor diſcent caſt; or elſe to bring his Action, and ſo to recover the ſame by courſe of the Law, upon every which Action there is a proper and ſpeciall Writ ordained.

Q. *How many manner of Actions are there?*

A. There bee Actions reall, and Actions perſonall, and Actions mixt.

Q. *VVhat doe you call Actions reall?*

A. Some are poſſeſſory, and ſome are anceſter, the firſt being where the plaintiffe hath been ſeiſed, and is diſſeiſed, and the other where the plaintiffe was never ſeiſed, but ſome of his Anceſtors, whoſe next heire he is.

Q. *VVhat*

Q. *What ſhall the plaintiffe recover in reall Actions?*

A. In a reall Action the Plaintiffe ſhall recover the thing in demand.

Q. *For whom, and againſt whom doe theſe Actions lye by Law?*

A. Alwaies by, or againſt Tenant for life.

Q. *Shall the Plantiffe in theſe reall Actions alwaies recover Coſts and Damages?*

A. In ſome of theſe Actions he ſhall, in ſome not.

Q. *How ſhall he know what Action doth lie properly for every demandant?*

A. That is great learning, and a long diſcourſe.

Q. *Let me ſomewhat underſtand it in generall.*

A. Firſt you muſt note that there are ſome Writs onely for Tenant in Fee Simple, as a Writ of Right, of *Ayel*, *Beſaiel*, *Cozenage*, *nuper obiit*, and ſuch, like as *Natura brevium* will ſhew thee.

Alſo, there are ſome Writs onely for Tenant in taile, and the Donor, as a *Formedon in remainder*

remainder, discender, & in revetter.

The first for Tenant or heire in tayle, the second for him in the Remainder, when there is noe heire, and the intayled land ought to come unto him by his Remainder.

And for the Donor, when both the other doe faile, and for want of heire or remainder, the land ought to revert or come back to the Donor.

And some other writts doe lye for Tenant for life, against Tenant for terme of life, and the writt of *Novell Disseisin*, and all the writts of Entrie in degree as the case lyeth, viz. that the writt of Entrie *sur disseisin*, the writ of of Entrie in the *Per*, *Cui*, and *Post*, and in all these damages are to be recovered, and not commonly in the former.

Q. How are these and the former to be tryed?

A. The writt of Right being the highest writ in nature, lyeth where all the rest fayle, and is to be tryed by battle and grand Assise; and the issue is by joyning the mise upon the meere right, and the rest are to be tryed by verdict of twelve men, unto which the parties may have their due Challenge.

Q. What

Q. *What is the nature of actions perſonalls?*

A. It is for the moſt part to recover Coſts and damages for the thing in demand, and are to be tryed by verdict as aforeſaid.

Q. *Recite ſome of theſe writts for actions perſonall?*

A. There are many, as a writ of treſpaſſe, of debt, Accompt, Deceipt, Detynue, Covenant &c. *vide Natura brevium.*

Q. *How elſe doe the reall and perſonall actions differ?*

A. In reall actions, the land muſt be ſummoned and the view taken. But in perſonall Actions, the perſon of the Defendant muſt be ſummoned.

Q. *What are actions mixt?*

A. They are part in realtie, and part in perſonaltie.

Q. *Recite one thereof?*

A. There is the Action of waſt, in which the place waſted, ſhall be recovered and treble damages.

Q. *How and by whom are theſe trialls to be executed in law?*

A. They are executed two wayes, either by Judges, *which ought to be twelve*, or by Iurors *lay men*, which ought to be twelve and Freeholders. Q. When

Q. When by the Judges?

A. When the Councell in law of both sides doe demurre in law, that is, resteth upon a meere point in law, that shall be tryed by Judges.

Q. When by a Iurie.

A. When the said Lawyers joyne upon an issue in fait which must be tryed *juxta probatum & allegatum, viz.* by evidence and witnesses.

Q. Where shall the tryall in fait bee?

A. In that County where the Iurors may take best notice of the matter; *nam ibi semper debet fieri triatio ubi Iuratores Meliorem possunt habere notitiam.*

Q. How is that meant?

A. As when one is robbed in one Countie, and the goods are found in another Countie, or wounded in one Countie, and dyeth in another Countie, sometimes the Counties shall joyne together if they may.

Q. You have reasonably satisfied mee in this matter, perceiving thereby that the law is the life and sinewes of every Common-wealth. But what doth your law consist of?

A. It consisteth of a positive law, of Custome, and of statute.

Q. What

Q. *What doe you call the positive law?*

A. That which was the first law, before Customes or statutes did alter the same.

Q. *Shew me some example of your positive law?*

A. There is a positive law in England, that a discent doth toll an Entrie, that between some Tenants the survivor shall have the whole, if noe act be made to the contrary, that the eldest sonne shall inherit, and all the daughters by equall portions. Et *sic de ceteris.*

Q. *What doe you call Custome?*

A. Custome may be in free land or in Coppiold land.

Q. *How in the one and how in the other?*

A. By the Custome in certaine Burroughs which is called Burrough English, the yongest some shall inherit. And in Gavelkind all the sonnes, *& sic de ceteris.*

And in Copyhold land the words *sibi et suis* doe create an estate of inheritance, and the wife of a Copyholder that dyeth seised of his Copyhold lands shall have her free Bench during her widdowhood.

Q. *How are these customes maintained?*

A. The

A. The life of a Custome is use and continuance, so that it be not altogether against reason.

Q. *What doe you call your Statutes?*

A. Acts and Lawes, which are established by Act of Parliament, *by the King, the assent of the Lords Spirituall and Temporall, and the Commons of the Realme.*

Q. *To what end are they made?*

A. They are made generally either to abridge the power of the Common-Law, or else to enlarge the same.

Q. *Was the Common-Law defective before these Statutes?*

A. No, not altogether defective, but the Law hath been by great wisdome altered, or at least increased, or abridged, according to the offences of the Subjects growing and increasing from time to time.

Q. *Shew me some examples thereof?*

A. At the Common-Law, the counterfeiting of the great Seale of this
1 Realme was Felony, and now by Sta-
2 tute it is Treason. So the cutting of a
1 purse was but Trespasse, and afterwards
2 the losing of his thumbe, and now
3 Felony, and so of divers other things.

Q. *Have*

Q. *Have theſe Statute Laws amended or paired the Common Law?*

A. Where it hath not altered the poſitive Law, but hath onely increaſed or decreaſed the puniſhment thereof, it hath done great good, but where it hath altered the Common Law in ſubſtance, it hath done great harme.

Q. *Shew me an example where a Statute hath altered the Common Law?*

A. Amongſt others, I will ſpeak only of the Statute of *Weſtm.* the ſecond, of *Entailes.*

Q. *Did that Statute good or harme?*

A. In my opinion much more harme then good to the Common-wealth and Subjects.

Q. *Shew me ſome of the conveniences, and inconveniences.*

A. The firſt cauſe of that Statute was to continue lands in the iſſue in taile, or in him in remainder *ſecundum voluntatem Donatoris*, which now may be cut off by fine and recovery.

Secondly, if the Father dye farre in debt, theſe lands will not bee liable to pay his debts, and thus ſometimes the Creditor is undone, and many times defrauded.

Thirdly,

Thirdly. noe man can take any good Eſtate from the Tenant in Tayle contrary to the ſtatute of 2. *H.* 8. But he muſt be at the charges of a fine and Recovery, whereby the eſtates of poore men are defeated.

Fourthly, if the Father commit felony, the ſonne ſhall have the lands' which is an encouragement to evill.

All which as it ſtandeth in my opinion, hath brought more harme then good, as Purchaſors defeated, leaſes evicted, Eſtates and grants upon good conſiderations avoyded, Creditors defrauded, offendors emboldened, and divers other inconveniences.

Q. *I underſtand this, and the law in the ſame ſort in the reſt. But how may eſtates in tayle be cut off* contra voluntatem Donatoris, *and I will trouble them no more?*

A. Alwaies the donee in tayle in poſſeſſion, by a gift in tayle by his Anceſtor, by a fine duly executed may cut off that intayle, and conclude parties and parties viz. thoſe who are parties to the ſame fine, and their heires.

If it be with Remainder over to perſons named in the deed, then there needeth a fine with Recovery to make it ſure

sure, yet the fine is good as long as the first Donee hath issue living, and doth binde him in the remainder, if he maketh not his claime within five years after his title accrued.

But by a Recovery with a fine it is barred presently after the perfecting.

Q. *How must this fine and recovery bee sued out?*

A. First there must be a Recognition of the Sellor, which is the Conizor by *Dedimus potestatem*, or in the Common Pleas before the Judges to the Buyer called the Cognizee, of the nature and quantity of the land, and then finished accordingly to make him Tenant of the land. Then take a *Præcipe quod reddat*, or a Writ of *Entrie* in the *Post*, must be brought by two strangers against the said Tenant, and he must vouch the Conizor, *viz.* the Tenant in taile, and hee must appeare by Atturney or in person, and vouch the common voucher, and so the Tenant to hold in quiet possession, and the Conizor, or tenant in taile to recover over so much land, and this recovery over (so pursued) is the reason of the Law, & called the double Recoverie.

Q. *What is the single Recovery?*

A. Such a Præcipe or Writ of Entry in the *Poſt* muſt be brought againſt the Tenant in taile, and hee muſt vouch the common vouchee, which muſt appeare as aforeſaid, and confeſſe the warrantie.

Q. *Why is this not ſo good as the other?*

A. Becauſe it behoveth there the tenant in tayle to be ſeiſed of the ſtate taile at the time of the Recovery; for if he be ſeiſed of any other eſtate at the time of the Recovery; as if hee firſt diſcontinue the taile, and ſo bee ſeiſed of a Fee Simple at the time of the Recovery, then the Recovery is voyd.

Alſo a Collaterall warrantie from the Anceſtor of the Tenant in taile, which Anceſtor dying without iſſue, and the ſaid warrantie deſcending upon the ſaid iſſue in tayle, is a bar alſo of the tayle, if he maketh not his claime in the life of his ſaid Anceſtor.

Q. *If the Remainder aforeſaid be in the King, ſhall the King bee barred as aforeſaid?*

A. This was ſomewhat doubtfull before the Statute of 34 & 35 *Hen.* 8. But ſithence that Statute it is no diſcontinuance

nuance of the tayle, nor bar to the Tenant in tayle, nor to the King in Remainder; yet the Law maketh a difference at this day, if the King give lands in tayle, with the Remainder or Reversion in the King, a Fine or Recovery will not bar that Entayle.

But if a common person give lands in tayle without a Reversion or Remainder in the King, that entayle may be cut off by a Fine and Recovery. And so the difference is, when the gift is from the King, and when from a meane person. And thus much generally of entayled lands.

Q. *I pray you put me some more difference between the Prerogative and grant of the King, and of a meane person; and first touching his person?*

A. First the Kings Majesty hath two bodyes, *viz.* a Naturall and a Politique body.

Q. *Where, and when hath he a Politique body?*

A. For three causes, *viz. Causa Majestatis, necessitatis, & utilitatis.*

In the first hee cannot give, nor take, nor grant but by matter of Record.

Secondly to avoid *inter-Regnum* and Nonage, *&c.* That body cannot dye.

Thirdly, to take lands by discent, and in that case the halfe blood cannot hurt. *Vide Cooke, Calvins* case.

Q. *What is the meaning of all this?*

A. That the King or Queen of *England* in their politique bodies cannot be disabled, as by death, Nonage, Marriage, or any such like, as a common person may be.

Q. *What of his naturall body?*

A. He may have lands by discent and purchase as a common person may doe by way of Remainder or matter of Record.

Q. *What is his Prerogative in grants made unto him, and in grants made by him?*

A. It is a ground in Law, *quod nemo potest plus juris ad alium transferre quam in ipso est.* And further, nothing can passe from the King, nor for the most part to the King, but by matter of Record, *viz.* by Letters Patents under the great Seale, and that the King cannot passe any thing by livery of seisin, nor by matter in fait, nor cannot disseise, nor be disseised.

Also it is a Maxime in Law, *quod nullum*

lum tempus occurrit Regi, that there ſhall be no Laches nor Eſtopples in the King for any right or title contrary to his expreſſe grant.

Q. *Then it ſeemeth that grants made from the King ſhall be taken ſtrictly?*

A. Yes, the King muſt not bee deceived in his grant, and the thing muſt bee named, and expreſſely ſet downe; for things not named will not paſſe by this word Appurtenances, and the grant ſhall not bee taken ſtrictly againſt the King, nor largeſt for the Grantee, as in a common perſons caſe.

Q. *What things in a common perſons caſe will paſſe by this word Appurtenances?*

A. An Advowſon appendant, common appendant, or appurtenant, and by reaſon of Vicinage, wayes, and ſuch like.

Q. *What things may paſſe by the grant of another thing, as incident thereunto?*

A. Many things may paſſe by the grant of another thing without ſpeciall naming of the ſame.

As a Rent by the grant of the Reverſion. By grant of a Mannor, the Hundred Court or Leete, and the ſervices. By grant of a Faire, the Court of Pypowder, and many things eſe in the ſame nature.

Q. *Which be things corporate and incorporate?*

A. Things Corporate are whereof there may be an Actuall poſſeſſion, and entrie there unto, as of a Mannor, a houſe, lands, tenements, and ſuch like.

Q. *Which be things incorporate?*

A. Things incorporate are rents, Courts, ſervices, Common, and ſuch like, and theſe may be appendent, appurtenant, or belonging to corporate things, as lands and ſuch like.

Q. *What doe you call Common?*

A. It is the depaſturing of one mans Cattle in the lands of another man, in which the commoner hath no eſtate, but it is according to the nature of the common claymed.

Q. *How many ſorts of commons are there?*

A. Fower, Common appendent, appurtenant, ingroſſe, and by reaſon of vicinage.

Q. *How doe they differ?*

A. Many wayes, Common appendant and by reaſon of vicinage cannot be but by Preſcription, time out of minde, but the other two may begin at this day.

Alſo Common appendant belongeth properly

properly to arrable land, or to meadow, or paſture that was anciently arrable land, and it muſt be uſed with ſuch Cattle as are levant and couchant upon the ſame lands, viz. the ſame both in ſummer and winter, and with ſuch Cattle as may hide and gaine the lands, viz. eare and muck the ſaid lands, and not with hoggs, goates or geeſe.

But if the Commoner purchaſe any part of that land, or the tenant ſell any part thereof, the common ſhall be apportioned; But if the commoner buy all the ſaid lands by an equall eſtate, with the commoner, the common is drowned, and common appendent cannot be ſevered or granted from the land, otherwiſe of appurtenant. But if the Commoner appurtenant purchaſe any part of that land, the whole common is extinct, becauſe it is againſt common right, and common appurtenant may belong to any, and for all manner of Cattle *ſans nombre*, ſo as the uſage and clayme of either of theſe commons ſheweth and declareth what manner of common that is.

Common ingroſſe may be by grant or preſcription to have common in another

ther mans lands with twelve oxen, or or twelve kine or leſſe, to a certaine number; and that may be granted over to another.

Common by reaſon of vicinage is when two Seignories or Lordſhipps, and the Tenants thereof have uſed time out of mind to common together in in their commons or feilds in the fallow, or common time, by reaſon of their adjoyning, and want of incloſure, and this common is of the nature as common appendant, and the one Seignorie or Lordſhipp; may incloſe from the other, and drive or keepe the ones cattle out of the others Seignorie or Lordſhip; but the one may not not ſtaffe-drive their cattle into the others Seignorie or Towneſhip, and the one cannot have an action of treſpaſſe againſt the other, if the ones cattle wander or voluntarily goe and depaſture the others Seignorie or Lordſhip.

Quære if the one may incloſe part of their ſaid lands from the other, and leave part thereof for common; *vide Tyrinhams* caſe in *Cooke*. Alſo, none of theſe commoners can have an action of Treſpaſſe againſt an eſtranger which

ſhall

ſhall doe treſpaſſe there, nor is to take his common otherwiſe then with the mouth of his cattle. *Quære* if the Commoner may trench the ground to looſe out the water that hurteth the ſaid land, Stat. 12 *H.*8.

Q. *Make me I pray you better to underſtand briefly what Tenant in Dower is?*

A. Dower is ſuch an Eſtate for the third foote during the wifes life, in all ſuch lands and tenements, as her husband was at any time ſeized of an eſtate of inheritance during the coverture.

Q. *Is the wife to have a third during her life of all ſuch lands and tenements?*

A. No, he muſt be ſole ſeized thereof, and not in joynt tenancy.

Secondly hee muſt have the Franckte-nement and the inheritance of the ſaid land in the ſaid Baronie, *ſimul & ſemel* during the Coverture.

And thirdly he muſt be ſeized of ſuch an Eſtate in the Coverture, that the child that hee ſhall beget of the ſaid wife, may by poſſibility inherit the ſaid lands.

Q. *Of what age ought ſuch a wife to be at the death of her husband?*

A. Of the age of nine years.

Q. *May*

Q. *May the husband by his act any way bar the wife of her Dower?*

A. Yes, in committing of Treaſon, but not of Felony, by the Statute in the firſt of *E.* 6. by laches, entry, ſuite, and pleading.

Q. *May tenants in Dower forfeit their Eſtates?*

A. Yes, diverſe wayes, as other Tenants for life may, and alſo by elopment from her husband in his life without reconciliation.

Q. *May the wife of him that holdeth lands of the King in Capite be endowed by the heire or any other common perſon?*

A. No, ſhe ought to come into the Chancery, and there make an oath, that ſhe will not marry without the Kings licenſe, whereupon a Writ ſhall bee directed to the Eſcheator to endow her.

Q. *May the wife have Dower, and alſo Joynture of her husbands lands?*

A. Noe, unleſſe it bee in eſpeciall caſes.

Q. *When may the wife be at her Election?*

A. If the Joynture be made during the Coverture, then at the deceaſe of her husband, ſhe may chuſe the one, or the other, but if it bee made before the Cover-

Coverture, then shee must be tyed tother Ioynture onely.

Q. *Was it so at the Common law?*

A. Noe, but is now so by the statute of 27. *H.* 7. *vide Vernons* case in the fourth part of the Lord *Cookes* reports.

Q. *Is tenant in Dower punishable of wast.*

A. Tenant in Dower and by the curtesie were punishable of wast by the Common law, and the other particular Tenant by the statute of *Marlebridge.*

Q. *How many Ages of women are there to be observed in law?*

Q. Eight, First seaven yeares in ayde *pur fil marrier.* Next nine yeares to bee endowed of her husband, if her husband be seven yeares of age or upwards at his death, ten yeares upon ravishment, twelve to consent to marriage, full foureteen to be free from ward untill the age of sixteene, seaventeen to be an Executor, twenty and one to doe all actes.

Q. *What doe you call Tenant by the courtesie?*

A. It is when the husband after the death of his wife, is to have an estate for life in the lands of the wife, and whereof she dyed seised of an Estate of Inheritance.

Q. *What*

Q. *What Eſtate ought the wife to have in the ſaid lands whereof the husband may be tenant by the curteſie?*

A. She ought to have ſuch an eſtate as the husband is to have by whom ſhe claymeth Dower as aforeſaid. And beſides the wife muſt thereof have a poſſeſſion in fait, and not onely in law, except it be of an Advowſon, or of a rent, but otherwiſe in Dower.

Q. *What elſe is requiſite to make him Tenant by the curteſie?*

A. He muſt have a child by his wife during the Coverture, that is borne alive

Q. *May he forfeit his Eſtate?*

A. Yes, as tenant in Dower may.

Q. *May his wife hurt his eſtate, or poſſibilitie of Eſtate?*

A. Yes, if the wife commit felony before he is intituled to be tenant by the Curteſie, viz. having noe iſſue, he ſhall not be tenant by the Curteſie, but otherwiſe after iſſue.

Q. *What other particular Eſtates are there?*

A. There is tenant by elegit, ſtatute Merchant of the ſtaple.

Q. *What is tenant by Elegit?*

A. It

A. It is the Creditor or debtee that hath the moytie of all the lands of the debtor delivered unto him by way of Extent, with all the goods of the ſaid debtor untill the debt be levyed by the ſtatute of *VVeſtm.* The ſecond.

Q. *What is tenant by ſtature or Recognizance?*

A. It is ſuch a creditor which hath all the lands and tenements of the debtor delivered unto him by Extent, untill the ſaid debts be paid by the yearely value thereof.

Q. *VVhat if the land extended grow better and of more yearly profit?*

A. Then the debtor may have an *Audita quærela*, and thereupon ſhorten the Extent and time of payment.

Q. *VVhat if the Cognizee purchaſe part of the ſaid land?*

A. If the Cognizee purchaſe any part of the ſaid land after the execution & extent, the whole is diſcharged; But if it be before the execution, & after the ſtatute acknowledged, it is a diſcharge for the other Feoffees of the ſaid land. And alſo if the Cognizor repurchaſe the ſaid land of the Cognizee, an extent may be ſued thereof.

Q. *What if divers ſtrangers be ſeverally*

verally enfeoffed of the ſaid Land, and an extent be ſued againſt one onely?

A. He ſhall have an *Audita querela* to have contribution of the reſt. But if the Conizor reſerve any part upon ſuch a Feoffement, and an extent be ſued onely againſt him, hee ſhall have a Contribution. *Quære* if his heire ſhall have Contribution.

Q. What difference is there between theſe Statutes and an Obligation?

A. Theſe Statutes binde the land from the time of the acknowledgement, and maketh it liable in whoſe hands ſoever it be to pay the Debts. But the Obligation bindeth not the lands nor goods but from the time of the Judgement.

Q. Doth a writ of waſte lye againſt ſuch a tenant?

A. No Action of waſte lyeth againſt ſuch a tenant, but an action of accompt.

Q. Beſides theſe grounds of Law, and matters before rehearſed, what is the generall learning of making and diſſolving of Contracts?

A. Firſt, it is a generall learning, that there muſt be in every Contract *quid pro quo, viz.* Some valuable conſideration between the parties to be payed or performed,

formed, either presently, or at a day to come, or else some earnest to bee given presently, otherwise the Contract is void; for *ex nudo pacto non oritur actio*. And some doubt whether a consideration past, doe make a contract good. Another learning is, that in an Action of Trespasse, *quod actio personalis moritur cum persona*, and the heire or executor shall not be charged therewith.

Q. *You have reasonably satisfied me in generall concerning grants to men, and from men; Now shew me a little how such Contracts and grants may be discharged and avoyded by the Law by parties consent, and I will make an end?*

A. Firſt, it is a generall ground, *Quod nihil est tam conveniens naturali æquitati, quam unumquodq; dissolvi eo ligamine quo ligatur.*

Q. *What doe you meane by that?*

A. As there are matters of Record, and in fait, and some matters in fait by writing, and sometime by paroll, the matter of Record generally must be defeated by the like matter, and the matter in writing by matter in writing, and not by paroll, except it be in few cases.

Q. *Put me a case thereof?*

A. If

A If I enter into a Bond to pay six pounds at a day, I may plead Payment thereof by paroll and witnesses, but otherwise of a Bond without condition.

Also every lease or estate of Franktenement or for yeares, may be drowned by taking an higher estate in the same land at any time after. Also these lesser estates may be surrendred into greater Estates, and the lesser so drowned.

Q. Put me a case thereof?

A. A lease is made to one for life, the Remainder to another for life, the Remainder to the third in tayle, if he that hath the first estate for life surrender to him in tayle, or in fee, the surrender is voyd, because of the meane Estate for life.

Q. How by Releases?

A. There it behoveth that he that releaseth hath an Estate in *Esse* at the time of the Release made, and that he to whom the Release is made hath a Franktenement in the land, or in fait.

Q. Somewhat let me understand the nature of Tythes, and what you call them?

A. It is commonly the tenth part of the yearely profits which the lay man pays to the spirituall man out of his lands, tenements, and hereditaments.

Q. How

Q. *How many manner of Tythes are there?*

A. Three, viz. temporall, prediall, and mixt.

Q. *When began these tythes?*

A. Abraham gave the first tithes to *Melchisedeck?*

Q. *Did* Abraham *then give the tenth of his increase?*

A. Many doubt whether it was more or lesse.

Q. *May the spirituall man take all those tithes without deliverie?*

A. Noe, although they be severed the ninth from the tenth, but must be set out by the lay man, for *Melchisedeck* did not take his Tythes, but *Abraham* gave his tithes.

Q. *What remedy had the spirituall man if the lay man would not give his tythes?*

A. He had noe remedie before the statute in 2. E. 6. but to sue for the same in the spirituall Court, for by that statute treble damage are given to the spirituall man, upon wrongfull deteyning or taking away the said Tythes.

Q. *Who may prescribe to have tythes or not to pay Tythes?*

A. Noe lay man except the King, or

the Patron ought to have Tythes in their owne right, or preſcribe to pay tythe. *Vide Cooke le ſecond part del Report Ca: Leveſque de Wincheſter.*

Q. *Are tythes alwayes to be payed* proprio genere.

A. Noe lay man can preſcribe in *non decimando*, but in *modo decimandi*?

Q. *Of what things are tythes properly to be payd*?

A. Out of ſuch things as doe increaſe and bring a yearely profit, as of Corne, graſſe, wood, Cattle, *Silva cedua*, wooll, calves, and ſuch like.

Q. *What Tythes are to be paid in cutting downe of great trees*?

A. None at all, becauſe it is a deſtruction of the ſtock, and ſo it ſeemeth of all wood above twenty yeares growth.

Q. *Where are thoſe tythes to be recovered*?

A. If the right of tythe be in queſtion, in the ſpirituall Court; but if the lay man preſcribe *in modo Decimandi*, then upon the libel, he is to ſue a Prohibition, alleaging his manner of tithing, and ſhall be tryed at the common law by a Iury, for the ſpirituall Court will allow noe ſuch plea, but in *proprio genere*.

Q. *To what Spirituall man is the Lay man to pay his Tythes?*

A. Moſt commonly to the Parſon or Vicar of the Pariſh.

Q. *What? was it alwaies ſo?*

A. No, before the Councell of *Latecan*, the Lay man might have pay d his Tythes to any Spirituall man whatſoever that would take cure of his ſoule.

Q. *Are all payed at this day to the Parſon or Vicar of the Pariſh?*

A. No, ſome were given out of houſes of Religion, as to Abbies, Priories, Nunneries, Chaunteries, and ſuch like.

Q. *How happeneth it that Lay men have, and enjoy Tythes contrary to the Law?*

A. That beganne upon Appropriations.

Q. *What meane you by that Sir?*

A. It is a Maxime in Law, that the Fee Simple as well of Tythes, as of all other Lands and Tenements, is ſuch in ſome parſonas the fee ſimple of tithes in the Ordinary, Patron, or Incumbent, which three together may grant or charge the ſaid Tythes at their pleaſures.

Q. *What meane you by that?*

A. I meane that the Spiritualit heretofore abounding in Livings, wer content with the Patron for gaine or favour to grant a great part of the Tythes to any Lay man.

Q. *What did they usually grant?*

A. Most commonly the Rectory or Parsonage either in Fee simple, or for a long terme, and for a small rent.

Q. *How was the Cure then served and discharged?*

A. By that means a poore Vicaridge was hatched out of a great Parsonage, which Vicar in these daies dischargeth the cure, and the Lay man holdeth the residue of the Parsonage.

Q. *May such Leases bee made at this day?*

A. No, divers Statutes have abridged their power in such case, and especially the Statute in 13 *Eliz.* So that they can make no good Lease but for three lives, or one and twenty yeares, according to the Statute.

Q. *Now lastly a word or two concerning the quantity of Lands and Tenements, and their speciall names and tearmes in Law, and of all manner of Reliefs,* &c. *due for the same, and then I shall fully make an end?*

A. First

A. Firſt you muſt note, that two Fardells of Land make a Nooke of Land, and two Nookes make halfe a Yard of Land, and two halfe Yards make a Yard Land, and four Yard Lands make a Hide of Land, and foure, and ſome ſay eight Hides make a Knights Fee, the Reliefe whereof is 5.l. and ſo ratably. And every Knights Living or Revenue heretofore was, or ought to have been 20.l. *per annum.* And the yearely Revenue of every Baron was, or ought to have been foure hundred Markes. And the yearely Revenue of every Count or Earl 400.l. whereas the Reliefe of a Baron was, and is 100. Marks, of an Earle or Count 100.l. and of every Duke 800.l. So you may note, that the Knights Revenue at the firſt being 20.l. *per annum*, the Baron at the firſt was to have thirteene Knights Fees, and a quarter of a Fee. And the Earle or Count twenty Knights Fees, and the Dukes forty Knights Fees, by which proportion the Reliefes aforeſaid were rated, as before is mentioned; which is the reaſon that Noblemen ought not to be arreſted or attached by their bodies, becauſe the Law doth

presume that they have sufficient Lands and Tenements to discharge any Suite.

And they have these Dignities given them by the King for two purposes, *viz. ad consulend. Regi tempore pacis, & ad defendend. Regem tempore belli*; in token whereof they are adorned with a Cap of honour on their heads, and with a sword by their sides.

Also there is another relieſe due after the death of the Tenant that holdeth by Grand Serjeantie, and likewise after the death of the Tenant that holdeth in Soccage, whereof I have made mention before. And the Relieſe for lands in Soccage is due to the Lord immediately after the deceaſe of the Tenant, of what age soever the heire is. But of the rest, when the heire hath not been in Ward, and is of full age, at the death of his Ancestor, such a Relieſe is due presently after the death of his said Ancestor, being tenant of any such lands, or of any such Estate, as before is mentioned. *Vale.*

Quicquid agas prudenter agas, & respice finem,
Lex plus laudatur quando ratione probatur.

A BRIEFE TREATISE

Concerning

TENURES & ESTATES

in Lands and other Hereditaments, and of Chattells reall and personall.

And how any of them may be conveyed in a legall forme by Fine, Recovery, Deede or Word, as the Case shall require.

By the former Author W. Noy.

LONDON,
Printed in the Yeare, 1651.

Wa W

A BRIEFE TREATISE Concerning Tenants and Eſtates in Lands, &c.

Hereditaments and Chattells.

THe moſt part of all ſuch things which the Kings Majeſtie or any of his Subjects doth or may enjoy, are, according to the tearmes uſed in the lawes of England, either Hereditaments or Chattells, wee call ſuch things Hereditaments, which are Hereditary, and in a naturall body may diſcend from Anceſtor to heire, and from heire to heire for ever, or which in a body politique may ſucceſſively or otherwiſe have a perpetuall continuance, as Honours, Meſſuages, Dignities, Priviledges, Liberties and ſuch like. And to ſome purpoſe it maketh no matter what eſtate or intereſt the

Heredita-ments Naturall and Politicall.

the party hath which enjoyeth any ſuch thing, for although hee hath therein the baſeſt or meaneſt eſtate that may be, yet the name of an hereditament in a thing enjoyed in a natural ſence remayneth, becauſe it is in his kind hereditary, and an eſtate of inheritance hath therein alwaies his beeing in ſome perſon, except by ſome accident in ſome ſpeciall caſe it happen to be for a time ſuſpended, or for ever extinguiſhed, as ſhall afterwards appeare. And therefore he that hath but a tearme of yeares in Lands, granteth his intereſt in all the hereditaments which hee occupieth or enjoyeth, his intereſt in the lands is thereby granted; but yet nevertheleſſe hee that hath therein but a terme for certaine yeares, hath but a Chattell, and in regard thereof, in common ſence it looſeth the name of an hereditament of that, in the moſt uſuall and proper ſence it retaineth the name of an hereditament onely in ſuch perſon as hath therein an eſtate of Free-hold or inheritance. And therefore if a man ſeiſed of certaine lands in Fee, and poſſeſſed alſo of other lands for tearme of yeares, doth demiſe all his hereditaments, to another for certaine years, the lands, wherein the Leaſſor had but a terme doe not paſſe thereby no more then they

Grant the intereſt of all the hereditaments which one occupieth and enjoyeth, doth grant Chattells for yeares alſo.

they ſhould paſſe in the ſame caſe if the Leaſſor had demiſed all his Tenements: and yet in a naturall ſence Lands reteine the name of a Tenement and Hereditament, as well in a Termor, as it doth in him that hath therein a Freehold or Inheritance.

Alſo every Hereditament is either { Locall, Tranſitory, or, Mixt.

1. Locall, as Meſſuages, which are vulgarly called houſes or lands, be they Arrable Meadow or Paſture, *&c.* Locall.

2. Tranſitory, as Dignities, Priviledges, Liberties, Rents, Services, and ſuch like. Tranſitory.

3. Mixt, as Honours, or Mannors, which conſiſt of Meſſuages, Lands, Services, Priviledges, *&c.* Mixt.

Rectories or Parſonages when they conſiſt of things Locall and Tranſitory, as Land, and Tythes, and ſuch like. But a Rectory when it conſiſts onely of Tithes (as ſome doth) is a Tranſitory Hereditament, and the obſervation of this difference is very materiall in matter of Conveyance, as ſhall be hereafter declared. But it ſeemeth that ſuch things, whereof no eſtate of Inheritance is,

is, or ever was in being, are not to bee termed Hereditaments. Alſo if a man ſeized of lands in Fee ſimple, granteth out of the ſame a yearely rent, or common of paſture for life, or for yeares, this rent or common (as to me ſeemeth) is not properly any Hereditament; becauſe no eſtate of inheritance is, or ever was thereof in being. But if a man ſeiſed of Fee in lands, doth by ſufficient conveyance in the Law demiſe the ſame to another for terme of his life, & limiteth the remainder thereof to the right heires of a man that is living at the time of ſuch demiſe, no eſtateof inheritance is thereof in being in any perſon whatſoever; for by the Law the eſtate of inheritance paſſeth out of the Leaſſor preſently, and yet it cannot bee in ſuch heire to whom it is ſo limited, untill the death of his Anceſtor; for untill his death he can have no heire, but the perſon which is likely to be his next heire, is in the meane time onely termed his heire apparent. Alſo if *J. S.* ſeiſed of a Rent in Fee, doth by ſufficient conveyance grant the ſame to another for life or for yeares, and after the ſame *I. S.* doth releaſe or grant the rent unto him

him that is Tenant in Fee Simple of the land out of which it is iſſuing, and to his heires, in which caſe the inheritance of the rent is extinct in the land; yet in a common and proper ſence during the ſaid eſtate for life, in the ſame, and in a naturall ſence, during the ſaid eſtate for yeares, it reteineth the name of an Hereditament: For in both theſe caſes, an eſtate of Inheritance in the thing demiſed or granted, had once his being; albeit by matter *Ex poſt facto* in the ſaid caſe of Remainder, it remaineth in ſuſpence and abeyance for a time, and in the other caſe extinguiſhed for ever. And in that which followeth, when I ſpeake generally of things Hereditary, or Hereditaments, I meane thereby Hereditaments according to the common ſence: Chattels are ſuch things as are not hereditary, but teſtamentary, as moveable goods, Leaſes for years, Wardſhip of lands and body, and ſuch like: And they are called teſtamentary, as well becauſe by the courſe of the common Law, things onely of that nature, and not hereditaments (as ſhall be hereafter declared) might bee diſpoſed by Will and Teſtament. As alſo becauſe after the death

Diverſity.

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Diverſity.

death of ſuch Teſtator, the Law doth transferre the ſame to the Executor of his laſt Will and Teſtament for the payment of his debts and legacies; for untill a Statute made 32 *H.* 8. Hereditaments were not diſpoſeable by Will, if the Teſtator had therein any greater Eſtate than for yeares, except ſuch uſe as is aforeſaid, and Hereditaments that were deviſable by Will, by a ſpeciall Cuſtome, and not by the common Law. And the cauſe whereof an eſtate of Inheritance of a uſe was Teſtamentary by the Common Law, did ariſe of the ſame eſtimation which the Law then had thereof, being leſſe than of a Chattell; for a Chattell was protected by Law againſt wrongs, but ſo was not a uſe apt remedy by Law, being for the one ordained, and not for the other. But it is to bee noted, that albeit other Hereditaments were not Teſtamentary by the courſe of the common Law; yet by eſpeciall cuſtome in ſome Cities and Burroughs, the Lands and Tenements therein ſcituate were alwaies Teſtamentary, in regard of their own nature; as Chattels were, but *ſub modo* by a ſpeciall cuſtome.

Of

Of Chattels, ſome are Reall, and ſome are Perſonall: Chattells Reall are properly ſuch as doe ſavour of the Realtie (*viz.*) do conſiſt of ſuch things as are in their nature Hereditary, Wardſhips of Lands, or of other Hereditaments, Leaſes, or Intereſt for yeares, or at will derived out of any thing whereof an Eſtate of Freehold or Inheritance hath or had a being: Chattells perſonall are goods moveable, as Goods, Plate, Money, Oxen, Kine, *&c.* And hereby it appeareth that ſome Chattels perſonall are without life, and ſome living: But it is to bee obſerved yet, that living Creatures *feræ naturæ*, as Deere, Conies, Hares, and ſuch like, are not Goods or Chattells, except they are made tame. Alſo Characters or Deeds of any eſtate of Inheritance or Freehold, albeit they be moveable, are not Chattels. Alſo Chattels reall, are either Locall, Tranſitory, or Mixt, in ſuch caſes as is before obſerved of Hereditaments; for albeit they are termed chattels, in regard of the feebleneſſe of their eſtates, yet the things enjoyned by force of ſuch intereſts, are for the moſt part by nature Hereditaments; and of theſe diffe-

Reall, or Perſonall.

Without life or living.

Local. Tranſitory. Mixt.

ferences in Chattells reall, ſome profitable uſe may be made, as hereafter ſhall alſo appeare. And it is to be noted that ſome intereſts for years are derived neither from any Inheritance or Freehold, but onely from a mans perſon: As if a man doth by deed create an Annuity for years, without limiting it to Iſſue, out of any Land or Tenement, the ſame is derived onely from the perſon which granted it, who in his life time, and his Executors or Adminiſtrators that repreſent his perſon after his death, ſhall bee onely charged therewith; and therefore as well ſuch intereſt in an Annuity, as alſo a Wardſhip of the body of an Infant, which conſiſteth of a perſon, may in a ſtrained ſence be termed perſonall. But albeit the words *Gaard. de Terre.* in the diviſion of Poſſeſſions in the beginning of Mr. *Littletons* Tenures, doe ſeem to imply, that Wardſhip of Body is not to be reckoned in the number of chattels reall; yet it appeareth by other expreſſe bookes, that Wardſhip of Body is no leſſe reall then the Wardſhip of Lands: And therfore ſuch implication as aforeſaid, is no proofe, that it is to be reckoned in the number of chattels perſonall,

onall otherwiſe then in a ſtrained ſence; or things Tranſitory or Moveable, conſiſting of any eſtate (As Wardſhips conſiſting of a terme during the minority of the Ward, or a terme in an annuity, villeine, *&c.*) are not properly called chattels perſonal, but real. Furthermore, becauſe ſome things which may be enjoyed in forme aforeſaid, are neither Hereditaments nor Chattels, It is therefore meet to conſider, in what generall thoſe things are compriſed: And as to that it is to be obſerved, that not onethoſe things which are neither Hereditaments nor Chattels, but alſo all Hereditaments whatſoever, in every ſuch perſon that hath therein any greater eſtate than for yeares, are vouched under the generall name of Freehold, as in the Chapter next following it doth more at large appear.

Franktenement.

WHat is a Freehold, and what is a Chattell, is very lively ſet forth in the beginning of *Littletons Tenures*, by the ſaid figure of diviſion of Poſſeſſions: whereby it appeareth, that

al manner of estates of inheritance, or for life (bee they estates according to the Common Law, or according to the custome, are compriſed in the name of Franctenement) That is to ſay, every of them is aptly termed a Freehold within Judgement of Law, is greater than any estate for yeares, though it be made for many thouſand yeares, in regard of any probable preſumption that estate for life may be more perdurable, than ſuch estate for yeares: but in regard a Freehold, which is proper as well to any estate of inheritance, as to an estate for life, in accompt of Law hath alwaies been had in greater estimation than any estate for yeares; and for this onely cauſe a Terme for yeares is ſubject to a forfeiture by an *Utlary* in a perſonall action for an offence, wherein the offender is *felo de ſe*, and ſuch like, but no estate of Freehold (unleſſe it be by ſome ſpeciall cuſtome) is ſubject to any forfeiture of that kinde. The difference between a Franctenement and Chattels being ſo diſcovered as is aforeſaid; It ſeemeth fit to proceed to the conſideration of Eſtates. An Eſtate is that which in Latine wee call *Status*; and it may aptly

Felo de ſe forfeiteth all Chattels.

Diverſities.

aptly be thus defined, viz. An eſtate is a permanent abode or Continnance for a time or for ever, in a thing of ſuch nature as either is, may, or might be hereditary, as Mannors, Mills, Lands, Tenements, Rents, Services, Commons, Dignities, Liberties, Franchiſes, Priviledges, Offices, and ſuch like; but no eſtate can be proper to Chattells perſonall. And for that cauſe a gift thereof for a momentary time is of like force as if it were given for ever. But it may be objected that ſo it may be ſaid of a terme for yeares in lands or other hereditaments (that is to ſay) if ſuch a terme be given or granted for an houre; it is of like force, as if it were given or granted for ever, yet ſuch terme therein is properly called an eſtate. To which objection I anſwer, that although the lawe be ſo in a grant of a terme, which is as much to ſay, his whole intereſt in the thing, wherein he is ſo intereſſed (viz.) his land, and not his terme therein for one houre; the Grantee ſhall enjoy it no longer then for the time ſo lymitted, but otherwiſe it is of ſuch gift or grant of Chattells perſonall; but herein a difference is to be obſerved,

The definition of an eſtate.

Difference.

ſerved, betweene ſuch a gift or grant of goods moveable, and a demiſe thereof; for although a grante for yeares of things properly deviſable doth enure as a demiſe or leaſe thereof, yet ſuch grant hath not the like operation in a thing deviſable; only in an unproper or borrowed ſence.

And therefore albeit a grant of goods moveable for a time, doth alter the property for ever; yet a demiſe thereof for a time ſhall only enure as a diſpoſition of the proffits thereby ariſing during that time. As for example. If a ſtock of ſheepe or kine be leten for certaine yeares, the Leaſſee hath not thereby the generall property thereof, but onely a ſpeciall intereſt or property therein, by force whereof he may take the proffit thereof during the terme; but ſuch intereſt therein is not properly an eſtate. And albeit it be vulgarly called a leaſe of ſuch Kine or ſheepe, yet it is not ſo to be termed, otherwiſe then in a borrowed ſence; For if a man ſo intereſſed therein is likewiſe poſſeſſed of other leaſes of lands, and granteth all his leaſes to another, his intereſt in theſe Chattells perſonall, or the profits thereof, will not paſſe thereby

thereby. Of Eſtates ſome are Generall, and ſome Particular, as hereafter appeareth. 1 Generall 2 Particular

Generall Eſtates.

A Generall Eſtate is that which wee terme an Eſtate in Fee Simple, which is the greateſt and largeſt Eſtate that may be; and it is divided by *Littleton* in his firſt Chapter of his firſt booke according to the Etymology of the words Fee Simple, which in Latine are called *Feodum ſimplex, quia feodum idem eſt quod Hereditas, & ſimplex idem eſt quod legitimum vel purum, & ſic Feodum ſimplex idem eſt quod hereditas legitima vel hereditas pura*; and it received the name of a generall eſtate, not onely becauſe it was the moſt common and uſuall of all other eſtates; but alſo for that in regard of the ampleneſſe thereof it is exempted from the number of all particular eſtates.

But yet it is further to be obſerved, that there be three kindes of Fee Simple; The firſt a Fee Simple without any other addition. The ſecond a Fee Sim-

ple determinable. The third a baſe Fee Simple.

The firſt of theſe is more generall and common than any of the reſidue, and it can never periſh ſo long as the ſubſtance, whereof the eſtate ariſeth, hath any being. And therefore albeit that hee, which is ſeiſed of ſuch eſtate, happen to to dye without heire, yet the ſame eſtate is not extinguiſhed but by act in Law, in ſome other degree transferred to the Lord, of whom the ſaid Lands were holden. by way of Eſcheate, becauſe the land wherein the Tenant hath ſuch eſtate, doth ſtill continue; but if a man ſeiſed in Fee of a rent charg, or rent ſeck, dyeth without heire, this Fee ſimple, although it be of the firſt ſort, doth periſh, becauſe the rent, wherein hee hath eſtate, being tranſitory, is by ſuch dying without heire, quite ſwallowed up and drowned in the land, out of which it did iſſue. And albeit a Fee ſimple of this kinde is ſometimes abſolute, ſometimes conditionall, yet the condition thereunto annexed, doth not alter the ſame in nature or kinde, but onely in the accidentall quality.

Abſolute Conditionall.

ſecondly

Secondly, a Fee ſimple determinable is ſuch as may be determined by a ſpeciall limitation before the efluction of the time compriſed in the generall and proper limitation.

Thirdly a baſe Fee-ſimple is when two Fee-ſimples in one thing are in being at one time, the one being in nature more worthy then the other. In which caſe that is the leaſt worthy, is called a baſe Fee-ſimple, becauſe it is baſe in reſpect of the other.

There is a generall rule in the law, that none can have an eſtate lively, but the Donee; which is the party to whom it is given, or the heires of his body. And it is further to be obſerved, that every eſtate of inheritance is either Fee-ſimple, or Fee-taile; of the one hath been ſufficiently ſpoken for this time: For the other, ſome further touch ſhall be given in the Chapter next following.

Every eſtate of inheritance is either fee-ſimple or fee-tayle.

Particular Eſtates.

A particular eſtate is ſuch as is derived from a generall eſtate by ſepa-

paration of one from the other; As if a man seised in Fee simple of lands or Tenements, doth thereof Create by gift, or grant an estate Tayle, or by demise, a lease for life, or any estate for yeares, these are in the Donee or Leassee particular estates in possession, derived and separated from the Fee simple in the Donor or Leasor, in reversion. Also if lands be demised to *A.* and the estate tayle lymitted to *B.* these are particular estates derived *ut supra*, and separated in interest from the Fee simple in remainder given to *C.* albeit the same remainder doth depend upon those particular estates. And of particular estates, some are Created by agreement betweene the parties, as the particular estates before specified; and some by the act of law, as the state of tenant entayle, apres possibility, d'issue extinct, Estates by the Curtesy of England, Dower and wardshipp. For albeit an estate in Dower be not compleate, untill it be assigned, which oftentimes is is done by assent and agreement betweene parties; yet becawse the party, that so assigneth the same, is compellable so to doe by course of law; that estate is also said to be only created by law.

Also

Alſo an eſtate at will is a kinde of particular eſtate, but yet not ſuch as maketh any diviſion of th' eſtate of the Leaſor, for notwithſtanding ſuch eſtate, the Leaſor is ſeiſed of the lands in his demeaſne, as of Fee in poſſeſſion, and not in reverſion: Alſo an eſtate at will is not ſuch a particular eſtate, whereupon remainder may depend. But of all the ſtates before mentioned many fruitfull rules and obſervations are both generally and particularly ſo lively ſet forth by the ſaid Mr. *Littleton* in the 1. 2. 4. 5 6. 7. and 8th. chapters of his firſt booke, which is extant aſwell in Engliſh as in French; whereunto I refer you.

Poſſeſſion.

IT is further to be obſerved, that all eſtates that have their being are in poſſeſſion, reverſion, remainder, or in right, but of all theſe poſſeſſion is the principall, for that it is the full fruition of all the fruite of the eſtate. There are two degrees of poſſeſſion, The firſt and Chiefeſt poſſeſſion in *fait*, the other poſſeſſion in law. Poſſeſſion in *fait* or deede is ſuch as is before ſpoken of, and that is moſt

Two degrees of poſſeſſion
1 poſſeſſion in *fait*.
2 poſſeſſion enley.

moſt proper to an eſtate which is preſent and immediate, but ſuch poſſeſſion of immediate eſtate, if it be no greater then a terme; doth operate and endure to make the like poſſeſſion of the Freehold, or Reverſſon. When a man is ſaid to have a terme, it is to be intended a terme of yeares; when it is ſaid, a man to have the Fee of Lands, it is alſo to be intended a Fee ſimple; poſſeſſion in Law, is that poſſeſſion which the Law it ſelfe caſteth upon a man before any entry or perancy of profits. As if there be a Father and Sonne, and the Father dyeth ſeiſed of lands in Fee, and the ſame doe deſcend to his ſonne as his next heire, in this caſe before any entry, the ſonne hath a poſſeſſion in Law. So it is alſo for a Reverſion expectant, or a Remainder dependant upon a particular eſtate for life; In which caſe, if Tenant for life die, he in reverſion or remainder before his entry, hath onely poſſeſſion in Law. All manner of poſſeſſions, that are not poſſeſſions *en fait*, are onely poſſeſſions in Law; and it is to bee obſerved, That if a man have a greater eſtate in Lands than for years, the proper phraſe of ſpeech is, that he

he is thereof ſeiſed; but if for yeares onely, then he is thereof poſſeſſed; but yet nevertheleſſe the ſubſtantive poſſeſſion is proper, as well to the one as the other.

Reverſion.

A Reverſion is properly an Eſtate which the Law reſerveth to the Donor, Grantor, Leaſſor, or ſuch like, when he doth diſpoſe a Leaſe, or other eſtate in Law, then that whereof he was ſeiſed at the time of ſuch diſpoſition. As if a man ſeiſed of lands in Fee, doth give the ſame to another, and the heires of his body, or if hee doe demiſe the ſame for life or yeares, in this caſe the Law reverteth the reverſion thereof in Fee to the Donor, or Leaſſor, or his heires, becauſe hee departed not with his whole eſtate, but onely with a particular eſtate, which is leſſe than his eſtate in Fee: And ſuch reverſion is ſaid to be expectant upon the particular eſtate alſo, if he that is but a Tenant for life of land by deed or parol, giveth the ſame to *I.S.* in tayle, or for terme of his life, which is a greater eſtate than he may law-

lawfully diſpoſe ; in this caſe the Law reſerveth a reverſion in Fee in ſuch Donor, though he were formerly but Tenant for life. And the reaſon thereof is, for that by ſuch unlawfull diſpoſition, which by deed or word cannot be without livery and ſeiſin, he doth by wrong pluck out the rightfull eſtate in Fee, that was thereof formerly ſeiſed in reverſion or remainder, and by force thereof, by a priority of time gained in an inſtant, he was ſeiſed of a Fee ſimple at the time of the execution thereof. But if a man ſeiſed of lands in Fee ſimple, giveth the ſame unto *A.* and his heires untill *B.* do dye, without heire of his body ; in this caſe the Law reſerveth no reverſion in the Donor, becauſe the ſtate ſo diſpoſed to *A.* is a Fee ſimple, which though it be a Fee ſimple determinable, is in nature ſo great, as the ſtate which the Donor had at the time of ſuch gift, and conſequently he departed thereby with all his eſtate. And thereby an apparent difference is between a gift made to *A.* and the heires of his own body, and a gift made to him and his heires untill *B.* dye without heire of his body ; for in the one caſe the Donee hath but

an

an eſtate taile, in the other a Fee ſimple determinable; *A.* hath a poſſeſſion of reverſion; for if *B.* dye without heire of his body, then whether *A.* be living or dead, the land ſhall revert to the Donor. But ſuch poſſibilitie of Reverſion is much differing from the nature and property of a Reverſion; for he that hath but ſuch a poſſibility, hath no eſtate, nor hath hee power to give his poſſibility; but in the other caſe, the Donor hath eſtate in Fee, and therefore hee hath power to diſpoſe thereof at his pleaſure.

Remainder.

A Remainder is a remnant of an eſtate diſpoſed to another at the time of creation of ſuch particular eſtate whereupon it doth depend. As if *I. S.* ſeiſed of lands in fee, demiſeth the ſame to *B.* for life, the Remainder to *C.* and the heires of his body, the remainder to *D.* and his heires; In this caſe *B.* hath a particular eſtate for life, and the remnant of the eſtate of the Leaſſor is then alſo diſpoſed to *C.* and

D.

D. ut supra whereby *B.* hath an estate for life: *C.* A remainder in tayle: and *D.* a remainder in Fee depending in order upon the particular estate in possession; and in every remainder five things are requisite.

5 things Required in a remainder.

1. That it depend on some particular estate.

2. That it passe out of the Donor grantor or leassor at the time of Creation of the particular estate, whereupon it must depend.

3. That it vest during the particular estate, or at the instant time of the determination thereof.

4. That when the particular estate is created, there be a remnant of an estate left in the Donor to be given by way of remainder.

5. That the person or body, to whom the remainder is limitted, be either capable at the time of the limitation thereof, or else *Potentia propinqua* to be thereof capable during the particular estate; If lands be given to *I. S.* and his heires the remainder for default of such heire, to *I D.* and his heirs, that remainder is voyd because it doth not depend upon any particular estate. But

if

if land be given to *I D.* and his heires during the life of *I, N.* the remainder to *I B.* this remainder is good, for it is not limitted to depend upon a Fee-simple, but upon a particular estate, which is only called an estate for life of *I B.* discendable. If lands be given to *B.* For twelve yeares, if *C.* Doe so long live, the remainder after the death of *C.* to *D* in Fee, the remainder is voyd, for in that case it cannot passe out of the *Leor.* *al temps dl Creation dl perticuler estate pr. ans.* But if a lease be made to *B.* for life, the remainder to the heires of *C.* who is then living, this remainder is good upa contingency, That if *C.* Dye in the life of *B.* For this remainder may well passe ount of the Leasor, presently in abayance, without any inconvenience, becuse only the inheritance is separated from the Freehold as in abayance.

Reason.

No remainder can depend upon a Fee simple.

But upon a particular estate descendable.

Nota.

Reason.

If lands be given for life with a reremainder to the right heires of *I S.* and the tenant for life dieth in the life of *I S.* This remainder is void, becauſe it did not veſt or ſettle either during the particular eſtate, or at the time of the determination thereof; for untill *I S.* dye, no perſon is thereof, capable

by

by the name of his heires; but if lands be given to *I. S.* for terme of his life, the remainder to his right heire in the ſingular number, and the heires of his body; and after *I. S.* hath iſſue a ſon and dyeth, this is a good Remainder, and the ſonne hath thereby an eſtate tayle; for although it were unpoſſible, that ſuch remainder ſhould veſt during the particular eſtate; becauſe during his life none could be his heire; yet it might veſt at the inſtant of his death, which was at the time of his determination of the particular eſtate. Concerning a fourth thing, if a man ſeiſed of lands in Fee, granteth out of the ſame rent or common of paſture, or ſuch like thing (which before the grant had no being) to *I. S.* for terme of his life, the remainder to *I. D.* in Fee, this remainder is voyd; becauſe of this thing granted, there was no remainder in the grantor to diſpoſe. And whereas ſome heretofore have been of opinion, that albeit the ſame can take no effect as a remainder, yet it ſhall take effect as another grant of a new rent or common, *ut res magis valeat quam pereat.*

There is a rule of Law, that all things enjoyed

enjoyed in a ſuperior degree, ſhould not paſſe under the name of a thing in an inferior degree: and therefore if lands be given to two perſons, and unto the heirs of one of them, or unto the husband and wife, and the heires of the husband, and he that hath the eſtate of inheritance granteth the reverſion of the ſame land to another in Fee, ſuch grant is voyd, becauſe the grantor thereof was ſeiſed in a ſuperiour degree, *viz.* in poſſeſſion, and not in reverſion, as appeareth 12°. *Edw.* 4. 12 & 13 *Edw.* 3. *Brooke, Title of Grants.* And concerning the fift and laſt thing; If a Leaſe be made of Land for terme of life, the Remainder to the Major and Commonaltie of *D.* whereas there is no ſuch Corporation then in being, this Remainder is meerly voyd; albeit the Kings Majeſty by his Letters Patents doe create ſuch Corporation during the particular eſtate, at the time of ſuch grant the Remainder was voyd, becauſe then there was no ſuch body Corporate thereof capable, or in *rerum natura propinqua* to bee created or *po* made capable thereof during the particular eſtate; but the poſſibility thereof was then forraigne,

A Maxim.

Reaſon.

and not prabably intended. The like law is if a Remainder bee limited to *Io:* the Sonne of *T. H.* who had then no Sonne, and afterwards during the particular eſtate, a ſonne is born, who is named *Iohn*, yet this Remainder is voyd; for at the time of ſuch grant, it was not probably to bee intended that *T. H.* ſhould have any ſonne of that name. Alſo before the diſſolution of Abbies, if a leaſe of lands were made to *I. S.* for life, the Remainder to one that then was a Monk, ſuch Remainder was voyd, for the cauſe before alleadged, albeit he were deraigned during the particular eſtate: but if ſuch Remainder had been limited to the firſt begotten Sonne of *I. S.* it had been good, and ſhould accordingly have veſted in ſuch ſonne afterwards born during the particular eſtate.

Rights.

A twofold Right.

A Right in Law is either cloathed, or naked. A Right cloathed is when it is wrapped in a Poſſeſſion, Reverſion, or Remainder. A naked Right, which is alſo moſt commonly called a Right,

Right, is when the ſame is ſeparated from the poſſeſſion or remainder by diſſeiſin, diſcontinuance, or other deveſting and ſeparating of the poſſeſſion from it. As for example, if a leaſe of land be made for life to *I. S.* the remainder to *I. D.* in Fee; in this caſe *I. S.* hath a Right cloathed with a poſſeſſion, and *I. D.* clothed with a remainder; but if a ſtranger that hath no right or title, doth in the ſame caſe enter into the land by wrong, & put *I. S.* forth of poſſeſſion, ſuch entry by wrong, is called a diſſeiſin: & therefore the poſſeſſion is moved from the right; for by reaſon thereof, the diſſeiſor is ſeiſed of the land, and *I. D.* hath alſo the like naked right to the Remainder by ſuch diſſeiſin, is likewiſe deveſted and plucked out of him, and cannot be revеſted in him during the right of ſuch particular eſtate, unleſſe the poſſeſſion of the particular Tenant be therewith revеſted, which muſt bee by his entry, or recovery by action, and by ſuch entry of the particular Tenant, or by his recovery with execution, the Remainder ſhall be revеſted as well as the particular eſtate. Alſo there is a Right in Goods and Chattels, as well as

in Lands, Tenements and Hereditaments, which is alſo clothed with a poſſeſſion, ſo long as the rightfull proprietor hath the ſame, but if another doth take them from him by wrong, he now hath onely a naked Right to the ſame, which cannot be by him granted for the cauſe before alleadged; but yet he may releaſe his right therein to him that is thereof poſſeſſed; for the ſame reaſon it is before alleadged of a releaſe of Right in Land, and if ſuch right happen to be forfeited to the King, his Highneſſe may grant the ſame by his Prerogative.

Common Recoveries.

A Common Recovery is ſuch as is ſuffered and recovered by the aſſent of both parties to the ſame of any Mannors, Lands, Tenements, Advowſons, Rents, Services, or other Hereditaments for ſuch eſtate thereof, and to ſuch uſe or uſes as are between them agreed upon; and it is moſt commonly ſuffered by the Writ of *Entry ſur diſſeiſin in le poſt.* the nature of which Writ is ſufficiently ſet forth by Juſtice *Fitz-Herb.*

Herb. in his book of *Natura Breviũ*, albeit ſometimes it hath been, & may be alſo u-in other actions. And ſuch common recovery is uſuall by ſingle, double, or treble voucher, as the cauſe doth require. And for the better underſtanding hereof, it is requiſite to obſerve the terms of Law uſed therein. The immediate party that recovereth, is called the Recoveror; and the party againſt whom the Recovery is had, is called the Recoveree; but in the proceeding therein, hee that is to recover is called the Demandant, and the party againſt whom the immediate recovery is to be had, is called Tenant; for it is to be noted, that he muſt be Tenant of the Freehold, or elſe the Recovery cannot be a good and ſufficient aſſurance in the Law. A voucher is the calling into the Court of ſome other perſon to warrant the land; and he that firſt voucheth (*viz.*) he that calleth another to warranty, is the Tenant, and the party vouched termed the Vouchee or Tenant by the warrantie. And in a Recovery with a ſingle voucher, are included two Recoveries, *viz.* one at the ſuite of the Demandant againſt the Tenant, and another at the ſuite of the

Tenant againſt the Vouchee. And if it be with a double Voucher there are included in it, three Recoveries, one by the demand againſt the Tenant, one other by the Tenant againſt the Vouchee, and the third by the firſt Vouchee againſt the ſecond Vouchee. And in a Recovery with a treble Voucher, are included foure Recoveries, whereof three are ſuch as are laſt mentioned. & a fourth is a Recovery by the ſecond Vouchee againſt the third; and in theſe Recoveries the Demandant hath Judgement to recover the land againſt the Tenant, and the Tenant hath likewiſe Judgment to recover in value againſt the Vouchee; and if it be with a double Voucher, the firſt Voucher hath alſo the like Judgement to recover in value againſt the ſecond; and if it be with a treble Voucher, the ſecond Vouchee hath the like Judgement againſt the third, And the Record alſo maketh mention of the execution of the Judgement againſt the Tenant by Entry, or Writ of *Habere fac ſeiſinam* accordingly. And when ſuch Recovery is ſo executed, the uſes agreed upon, do forthwith ariſe out of the Lands, Tenements, *&c.* ſo recovered

red accotding to the mutuall agreement of the parties. The ſcope of a common Recovery, with a ſingle Voucher, is to barre the Tenant and his heires of ſuch onely eſtate taile which then is in him, to barre others of ſuch eſtates as they have in any Reverſion expectant, or remainder dependant upon the ſame. And of all Leaſes and Incumbrances derived out of ſuch Reverſions or Remainders. The ſcope of a common Recovery with a double Voucher, is to barre the firſt Voucher and his heires of every ſuch eſtate as at any time was in the ſame Voucher, or any of his Anceſtors, whoſe heire hee is of ſuch eſtate; and all other perſons of ſuch right to a Reverſion or Remainder, as were thereupon at any time expectant or dependant; and of all Leaſes, Charges, and Incumbrances derived out of any ſuch reverſion or Remainder, and that will be alſo a perpetual bar of ſuch eſtate whereof the Tenant was then ſeiſed of in reverſion or remainder expectaut, or dependant upon the ſame, *&c.* The ſcope of a common recovery with a treble Voucher, is to make a perpetuall barre of the Eſtata of the Tenant, and of every

Recoveries with ſingle voucher.

Recovery with double voucher.

Recovery with treble voucher.

every ſuch eſtate of inheritance as at any time had been in the firſt or ſecond vouchee, or any of them, or either of their Anceſtors, whoſe heires he, or they are of ſuch eſtate, and as well of every Reverſion thereon dependant, as alſo of all Leaſes, Eſtates, Charges, and Incumbrances derived out of any ſuch Reverſion or Remainder.

The Law doth ſo protect the Kings Poſſeſſions, that they cannot be deveſted or taken from him by any faigned Recovery, Diſſeiſin; and ſuch protection thereof doth alſo ſupport and preſerve the remote reverſion and remainder purſuing the ſame, that they cannot bee deveſted by a faigned recovery ſuffered by Tenant in taile in poſſeſſion, or by his Feoffement, or by any diſſeiſin of the Frechold; but yet ſuch Recovery will be ſufficient of the particular eſtate taile, of the Recoveree or Vouchee, and of ſuch Reverſion there upon dependant as are in *eſſe* between his eſtate and Remainder in the King, unleſſe the eſtate taile of the Recoveree or Vouchee were created by Letters Patents of his Highneſſe, or of ſome of his Progenitors, or by his, or ſome of their proviſion.

Fines

AS a common Recovery is an assurance of the greatest force to barre such reversions and remainders as are aforesaid in the precedent Chapter, so to another purpose, that is to say, to Conclude strangers of their right, if they doe not make their claime according to the forme of the Satutes in that behalfe made' a Fine, is before all other assurances to be preferred, and it receiveth the name of a Fine, /*Quia finis finem legibus imponit.*/ In every fine there are two severall parties, the Commissor, and the Commissee; the party levying the Fine is called the Commissor, and he to whom it is levyed, is called the Commissee. A fine is partly said to be levyed, when it is knowledged, in the Court, or when it being knowledged else where, is certified into the Court, and received to be there ingrossed and recorded. There are two sorts of Fines, the one at common law, the other levyed and proclaymed according to the statute. Two severall statutes are chiefly to be considered in fine levyed, and proclaymed according to the forme of a statute, the one of them is the statute of

1. *R.* 3. cap. 7. 4 H. 7 cap. 24. 32. H. 8. cap. 36.

1. *R.* 3. chap. 7. The other is the ſtatute of 4. H. 7. chap. 24. being in ſome thing afterwards explained by a ſtatute made in *Anno* 32. H. 8. chap. 36. the number of theſe proclamations are foure: and to be made at foure ſeverall termes, and a fine levyed, and proclaimed, in the Kings Majeſties Court, before his Juſtices of the common Pleas: of any lands, or hereditaments is ordeyned to be a finall end, and to conclude as well privies as ſtrangers to the ſame, except ſuch ſtrangers as are women, Covert perſons then being within age viz. the age of 21. yeares, in perſon, or out of this Realme, or not of whole minde, at the time of ſuch fine levyed. But this exception is conditionall, viz. that they or their heires, inheritable to the ſame lands &c. doe take their action or lawfull entry according to their right and title, within five yeares next after they be of full age of 21. yeares, out of priſon, uncovert, within this Realme, and of whole mind, and the ſame actions ſue, or their lawfull entries take and purſue according to the law. Concerning fines with proclamations, five things are to be obſerved.

First the time of levying and proclaiming the ſame. Secondly the place where, and before whom it is to be levyed. Thirdly of what things it be levyed. Fourthly what cere monies are therein to be obſerved. Fiftly the ſeverall times are to be obſerved and conſidered; Firſt that the fine be levyed after the feaſt of Eaſter, which was in the yeare of Lord God, 1496 For all fines levyed before that time are out of the compaſſe of this ſtatute 4. *H.* 7. As by the letterof the ſame ſtatute it appeareth; 2. that the proclamation muſt be made in time of the terme; and therfore if any of thoſe proclamations doe happen to be made either before the beginning or after the end of any terme, or on a Sunday, or other Feſtivall day exempted from the terme, as on the feaſt day on of the *Purificatioa* of *St. Mary* the virgin, *Aſcention day*, *all Saints*, *All Souls* or on the feaſt day, of St. *Iohn Baptiſt*, if it happen on any other day then on the friday next after *Trinity Sunday* and to be recorded accordingly, then if it be not holpen by the ſtatute 23. *Eliz.* cap. 3. All the proclamations are reverſable, by a writ of error, or by Plea, as it

5 things are to be obſerved concerning fines with proclamations.

4. H. 7.

23. *Eliz.* cap. 3.

Plow. Com. 266. 267. it appeareth in *Finches* caſe *Plow: com.* 266. 267. and then the fine will be of no other natur or force, then a fine without proclamations And although in truth, the procalmations were all made within the termes, according to the forme of the ſtatute, yet if the record or records, doe purport the contrary, they are reverſable by error, or avoydable by Plea, if it be not holpen by the ſaid ſtatute; for a record is of that credit in law, that no averment may be admitted to the contrary.

It is to be conſidered who are privies, and who are ſtrangers to a fine; according to the ſtatute, there are three privities only. 1. privity in bloud only. 2. privity in eſtate (*tantum*) 3. privity in bloud and eſtate. There are three kindes of privities. 1. in bloud *tantum*. 1. One is when a man is heire to to his late Anceſtor, and yet hath nothing by diſcent from him. As for example, if a father ſeiſed of lands in fee, doth thereof infeoffe a ſtranger and his heires, or if he by his laſt will and Teſtament in writing did diſpoſe the ſame, being holden in Soccage to another in Fee, and hath iſſue and dyeth, in ſuch

ſuch caſe, ſch iſſue is privy in bloud› having nothing by diſcent. 2. One other kinde of privity in bloud is, when ſomething is deſcended unto him, as heire unto his Anceſtor and yet he claymeth the ſame by ſome other right, and not as heire, to ſuch Anceſtor. As for example, if there be a father and ſonne, and the ſonne purchaſeth lands of a ſtranger in fee, and is thereof diſſeiſſed by his father, who dieth thereof ſeiſed, and the ſame deſcend to his ſonne as heire, in this caſe the ſonne is privy alſo in blood, but not in eſtate; for although the poſſeſſion of the ſame land came to him by diſcent as heir to his father, yet he was therein remitted forthwith to his former eſtate. 3. And a third kinde of privity in blood *tantum*, is where a man in ſome reſpect is privy in blood and eſtate, and in another reſpect privy in blood *tantum*. As for example, if there bee two brothers, and the eldeſt purchaſeth lands in Fee, and is thereof diſſeiſed by his younger brother, afterwards diſſeiſed by a ſtranger, and that ſtranger dyeth thereof ſeiſed, the younger brother being within age, and afterwards the elder brother

dyeth

dyeth without iſſue, the younger ſonne hath two manner of rights to the land; the one is a right of Entry againſt ſuch heire as is in by deſcent during his minority; but that right is onely in reſpect of his former poſſeſſion which he obtained by diſſeiſin, and not as heire to his brother, and in this reſpect he is privy in blood to his eldeſt brother, but not privy in eſtate. The other right that is now in the younger brother, is onely a right in Action, and not a right of Entry, and this is in him as heire to his brother, whoſe entry was taken away by the ſaid diſcent, in reſpect of his right, he is privy in blood and eſtate to his brother. Privity in eſtate *tantum*, is where a man claimeth an eſtate in land, as aſſignee to another; as if *A.* infeoffe *B.* in this caſe *B.* and his heires are privy in eſtate to *A.* Privity in blood and in eſtates are of two ſorts, whereof the one may properly be called a privity of blood and eſtate, the other is ſo called unproperly, and in a borrowed ſence. That which is properly called a privity in blood and eſtate, is when both privities do accrew by diſcent, by or from one Anceſtor. The other is, when the one of them accreweth by

by one manner of title, and the other by title of another kinde; As for example: If there be a father and a ſonne, and the father purchaſeth lands, and dieth thereof ſeiſed, and the ſame doth deſcend to his ſonne, hee is to his father in a proper ſence privy in blood and eſtate; becauſe both thoſe privities do to him accrew, by one diſcent from one Anceſtor.

It is to be noted, that ſuch privyes as the ſtatute meaneth, are after the ingroſſing *dele fine et proclamation* made according to the forme of the ſtatute, abſolutely barred without hope of recovery or reſtraint, by any claime; but ſuch as are ſtrangers are barred only conditionally, if they or their heirs doe not claime according to the forme of the ſtatute within the times therein preſcribed. It is a rule in law, that no error in the fault of the Judge can be aſſigned to reverſe a Judgement, unleſſe it be ſo apparant, that it may be tried by viewe of the record, or by inſpection of the perſon: for if it ſhould, many grave Iudgments would be overthrowne by corrupt tryalls, of falſe ſurmiſes to the ſubverſion of Iuſtice and maintenance

of

of vice. But if the Judge give judgment for the one party upon the matter appearing of record, whereas he ought to give Iudgment for the other party, this is reverſable by error, becauſe ſuch a faulte of the Iudge through ignorance of the law is apparant by the view of the record. Alſo a fine levyed by a feme covert is not erroneous, & therefore it is not reverſable by error, but avoydable by her. Alſo a fine levyed by a feme covert at the common law is avoydable by the entry of the husband; yet ſince a fine levyed at this day and proclamation according to the forme of the ſaid ſtatute of 4. *H.* 7. or 31. *Eliz.* Cannot be avoyded by the entry of the husband, of the commiſſor, as to the eſtate of inheritance, but only to the Franktenement during the coverture, and ſo long afterwards as he ſhal be tenant by the curteſy, if he had iſſue by his ſaid wife, before the fine levyed. And in that caſe albeit the husband doe enter within five yeares or before proclamations had and made, the Feme and her heires are barred as privyes to the fine, the words of the ſaid ſtatute of 4 H. 7. be the fine to be a finall end, and conclude as well

privies

privies as ſtrangers, and yet all ſtrangers ſhall not be barred by ſuch fine, the Kinge is no ſuch ſtranger as is comprizedin the ſaid act; for if the law-makers had meant to conclude the King thereby of his right, then it is not to be doubted (his greatnes being ſuch as it could not be forgotten) but they would have made ſome proviſion for his claime, which thing they have not done, becauſe they never intended to conclude him; but others, being bodyes corporate of things that goe by way of ſucceſſion, are comprized in this word (ſtrangers) in the body of the act. And yet they are not conteyned in the letter of exception, or of any of the ſavings which doe ſave rights, to men and their heires, ſpeaking nothing of corporations or ſucceſſions, or of any thing in ſucceſſion.

There be two kindes of liveries; the one called a livery en *fait* which is a ceremony uſed in the execution of a Feeoffment in Fee, or a leaſe for life, by delivery of the ring of the doore of the houſe, or a clod of the land conteined in the Feoffment, in the name of the houſe and other hereditaments therein

Livery twofold
1 *en fait*
2. in law

compriſed. The other is called a Livery in Law, or a livery within the view, with the like ceremony in other forme uſed in the execution of ſuch Feoffement, or Leaſe *pur vie*; but that is not alway made upon the land, but onely in the view thereof, that is to ſay, in a place where the parties doe ſee and behold the land; and the Feoffer ſo beholding the ſame ſaith to the Feoffee, I make livery to you of this land according to the purport of the Deed (if it be a Feoffement by Deed) if it be without Deed, then the words are to this effect (*viz.*) I doe deliver to you ſeiſin of this land; or, if I doe make livery and ſeiſin of this land to you and your heires, or if it be for terme of life, to you for terme of your life. This being done, the Feoffee or Leaſſee, muſt enter, and before ſuch entry the livery within the view is not compleate; for if the Feoffer happen to dye before an entry made by the Feoffee, ſuch livery within the view is voyd, and cannot be good by any entry afterwards made.

Con-

Conveyances and Assurances by Deede poll, or by Paroll.

A Conveyance or Assurance by Deede poll, is when it is made by a single Deed which is not indented, and albeit many Conveyances may be by Indenture, which could not be good by Law, if they were made by Deede poll, or by Paroll; yet *è converso* all Conveyances and Assurances that may be sufficient by Deede poll, or by Paroll, may also without all question bee good by Indenture. Also what thing soever may be conveyed by paroll, may be also conveyed by Deede poll, but *è converso*, many things may be conveyed by Deed poll, which may not be conveyed by paroll. Therefore it seemeth fit now to consider what things in respect of their nature and kinde may be conveyed by Deed poll, and not by paroll; and as touching Hereditaments tranſitory, or things tranſitory, which doe passe properly, or arise by grant, not by Livery, Reversions, and Remain-

ders expectant, or dependant upon a particular estate in any Hereditaments whatsoever, may by apt conveyance, passe, or be created by Deed poll, but not by paroll: and hereupon ariseth the generall rule, that those things which do lie in grant, and not in livery, cannot passe by paroll, but by deede. But such things as doe lie in livery may passe without Deedes; Feoffements of Messuages, Lands, Houses, Mannors, or Rectories, and such like, are Good without Deed; and so are Leases for yeares thereof made; because the Freehold thereof will passe by Livery; otherwise it is of grants of Seignories in grosse Rents, Services, Commons, Advowsons, Wasts, Liberties, Franchises, and such like, being transitory, or of such Remainders or Reversions as are aforesaid. It is to be noted, that Lands, Tenements, or Hereditaments, or any estate therein, or any estate in a thing issuing thereof, cannot be conveyed to the King without matter of Record, as by Fine or Recovery, Record, as by Deed inrolled, and therefore a Grant, or any other Conveyance of such thing by Deed, is not sufficient, unlesse the same

ſame deed be inrolled. And if a Leaſe of Land be made for life to *I. S.* the remainder to *I. S.* in Fee taile, the remainder to the King in fee, this remainder to his Majeſty cannot be good, unleſſe the ſame be by deed inrolled: But a Deed poll thereof inrolled will be no leſſe ſufficient to this purpoſe than an Indenture inrolled. And to the enrolment therof, the King is tyed to no time certain, ſo that an enrolment thereof at any time during his Majeſties life will be good in Law; but if it be not inrolled in his life time, then nothing can thereby be in the King. And if the King grant the ſame to another before Inrolement, the grant is voyd, and cannot bee made good by the enrolement thereof afterwards.

There are two ſorts of conveyances by deed. The one doth enure by tranſmutation of poſſeſſion, transferring of a naked right. Conveyances by deed that doe enure by way of tranſmutation of poſſeſſion, are of divers ſorts; whereof ſome do enure by way of removing of a poſſeſſion, and creating of an eſtate, ſome by creating both of an eſtate and poſſeſſion; ſome by extinguiſhment, ſome by ſuſpenſion hereof; and ſome by remoion of the poſſeſſion, and drowning

of the estate. Conveyances by transmutation of a possession, that do enure by removing both of the estate and possession, are such whereby an estate and possession formerly setled in the one party, are removed to the other party. Conveyances that do enure by removing of a possession and creating of an estate, are such, whereby a possession formerly setled in one party, is removed to another by creation of a new estate other then such as was in the party from whom it was derived. A conveyance that doth enure by creation of an estate and possession, is when the thing conveyed had no being before the making of such conveyance. A conveyance by transferring of a possession, is said to enure by way of extinguishment, when the thing and the estate conveyed are thereby extinguished. A conveyance doth enure by remotion of the possession, and a drowning of the estate. When a surrender is made of a particular estate for life, or for yeares to him that hath the Reversion or Remainder thereof, in which case the possession of the land is removed, but the estate is drowned; for he to whom the surrender is made

is

is not seised of the particular estate, but of such estate wherein the same is drowned; and such surrender, of an estate which might have beene created without deede, or matter of record, may be surrendred by paroll.

Note that a surrender to any person of a particular estate which could not be created without deede, matter of record cannot be good by Paroll. observa.

Conveyances by will.

A Conveyance by will is commonly called a devise, the party that giveth or bequeathes a thing by will is commonly called the devisor, and he to whom it is bequeathed the devisee; of devises generall there be three sorts, 1. a devise by the common law, 2. a devise by custome 3. by force of the statutes of 32. and 34. *H.* 8. By the common law no manner of hereditaments, wherein the Testator had any greater estate then for yeares (except an estate in a use of lands or Tenements) was devisable by will, but he that had such use in Fee, or for another mans life, might before the statute. 27. H. 8. *de usibus in possessionem*

nem transferendis, have deviſed the ſame by will as he might doe of a terme in uſe. For the better diſcerning what deviſe is good by the common law, and what not: ſix things are meet to be obſerved. 1. That the deviſor be a perſon able to deviſe. 2. that the deviſee be capable of the thing deviſed, 3. That the things are deviſable by law, 4. That the purport thereof being no other in effect, then ſuch as might ſtand good in law, in a conveyance by act executed in the life of the deviſor, 5. That the deviſe be not impoſſible, 6. that it be certaine.

Concerning the firſt of theſe foraſmuch as every will doth take effect by the death of the Teſtator, therefore without the death of ſuch Teſtator, there can be no will, and without a will there can be no deviſe, and conſequently all kinde of corporations are unable to deviſe any thing by will, becauſe they never dye. A Maior and commonalty, Provoſt & fellowes of a colledge, Wardens and commonalty of a company, cannot deviſe any thing by wil; no more can a Biſhop, Deane, Parſon, or Vicar, deviſe any thing deviſable, which they have

have not in their politique capacity, (viz) which he hath in right of his Biſhoprick, Deanry, Parſonage, or Vicarage, but every of them may deviſe ſuch thinges deviſable at they have in their naturall capacity; for in rereſpect thereof every of them muſt dye, but there are ſome naturall perſons which have no power nor ability in law to deviſe any thing by wil; as perſons not of whole minde and Ideots; But an infant of 14. yeares of age may make a will, and thereby make an executor of his goods. The husband may deviſe goods or chattells to the wife, albeit they are one perſon in law; A woman covert hath no power to give any goods by will, for without the conſent of her husband, ſhe cannot by law make a will, either of any of her husbands goods, or of ſuch chattles in poſſeſſion, or in right of action, as are in her husband in his right, or her ſelfe in her right. 12. *H.* 7 *Fol.* 24. A man outlawed in a perſonall action, or a perſon attainted of felony or treaſon, cannot deviſe any chattells perſonall or reall; for if it were deviſable or grantable, the property thereof is in the King, as aforeſaid,

ſaid by ſuch outlary or Attainder.

Concerning the ſecond thing to be obſerved, not only perſons of full age, women ſole, and perſons of diſcretion and whole minde, but alſo infants feme, coverts, Ideots, and mad men are capable of a deviſe, becauſe it tendeth to their benefit, and not to their prejudice; but yet ſuch capacity of a woman covert is ſubject to a condition in law (viz.) if her husband doe not diſagree to the ſame; for if at any time during the coverture he doth diſagree thereunto, the deviſe is void in law, unles before ſuch diſagreement he did formerly agree to the ſame; but if he doe once agree to it, his diſagreement afterwards is of no effect. Alſo perſons outlawed in a perſonall action, or convict or attainted of fellony or treaſon, are capable of a deviſe; but in ſuch caſe, if the deviſe be of a chattell, the King ſhall have the thing deviſed, as a chattell forfeited by the outlawry, conviction, or attainder; and if the deviſe be of an eſtate in Free-hold, or Inheritance in lands or Tenements, then in ſome caſe the King, and in ſome caſe the Lord, of whom the ſame is holden, as the caſe may require, ſhall be intitled

intitled thereunto; Alſo a deviſe made to a childe in his mothers womb is good in law.

Of the third obſervation, for the better diſcovering what thing is deviſable by the common law, and what not, a difference is to be obſerved, betwixt an eſtate to the uſe of another created by law; and an eſtate made or conveyed to the uſe of another by agreement of parties; for where it is created by law to the uſe of another; there it is not deviſable by will, but if it be made or conveyed by agreement, it is other wiſe; as for example; If a man ſeiſed in Fee of lands holden in ſoccage, hath iſſue a ſonne and dyeth; the ſonne being under 14. yeares of age, in this caſe the law appointeth the care and cuſtody of ſuch iſſue, and of the ſame lands, which came to him by diſcent from his father, unto his mother (if ſhe be living) as Guardian in ſoccage, untill he be of the age of diſcretion viz. 14. yeares; but this wardſhip in ſoccage, ſo to her accrewing by by law, is to the only uſe and profit of the Infant, and therefore it cannot be deviſable by will, neither ſhall it goe to the Executor or adminiſtrator of the mother

mother after her death, but to the next Anceſtor of the Infant of the mothers ſide, as it appeareth, *Plowden* fol. 239. and 294. in the caſe between *Osborne* and *Joye*.

Concerning the fourth if *ceſtiq;* uſe in Fee of Land before the ſaid Statute of 27 *H.* 8. had deviſed the ſame to *I. S.* and his heires, and for default of ſuch heires to remaine to *I. D.* or if hee had deviſed the ſame to *I S.* and his heires, untill *I. N.* doe happen to die without iſſue of his body, the remainder to *I. D* and his heires, this deviſe of ſuch Remainder had been voyd; becauſe by the rules of Law, a Remainder could not be limitted to depend upon an eſtate in Fee ſimple, ſo that ſuch a Remainder could not have been created by conveyance executed in a mans life.

Concerning the fifth obſervation; if a man be poſſeſſed of a terme determinable by his death, doth deviſe the ſame by will to another, the deviſe is voyd, becauſe it is unpoſſible that it ſhould take any effect. Alſo a deviſe to *I.* the ſonne of *T. S.* of *D.* whereas the ſame of *T. S.* hath onely iſſue *W.* is voyd, becauſe there is no ſuch perſon *in rerum natura*.

ſo

So it is alſo, if a terme be deviſed to the Executors of *I. D.* whereas I. *D.* died Inteſtate.

Concerning the ſixt obſervation, if any having iſſue many children, doth by Will give or bequeath a cup of ſilver, a horſe, or any other thing deviſable, to one of his ſonnes, this deviſe is voyd, becauſe it is uncertaine which of his ſonnes ſhould have it; ſo it is alſo, if the like deviſe be made diſ-junctively to *I. S.* or *I. D.* but a deviſe to one of his ſonnes, at the choice of his Executors, is good, becauſe the uncertainety may be reduced to a certainety by the election of the Executors. So alſo if a man be poſſeſſed of a terme in lands for 60. years, and by his Will deviſe to *I. D.* ſuch and ſo many years of his ſaid terme, as ſhall be nominated or appointed by his Executors, this deviſe is good, *cauſa qua ſupra*: and yet a gift or grant thereof in that form made by conveyance, executed in his life, could not be good, the reaſon thereof is, becauſe he can have no Executors in his life time, by reaſon whereof it is impoſſible to reduce ſuch Gift or Grant unto a certainety before his death; and a conveyance executed

in

in a mans life must be reduced to a certainty before his death, or else it can be of no effect in Law But that reason ceased in a devise (which taketh no effect untill his death) and therefore the Law is therein differing accordingly. Also it is to be observed, that a devise of Chattels may be good, either by will nuncupative, or by writing.

Concerning a use, it is to bee observed, that a man seised of Lands or Tenements in Fee, to the use of him and his heires, could not by the common Law devise the use thereof by Will, unlesse the same Lands or Tenements were devisable by custome. But if *I. S.* seised of certaine Lands in Fee, had infeoffed certaine persons thereof to the use of himselfe and his heires, this use so severed from the possession, was deviseable by the Common Law, albeit the Lands out of which it riseth were not devisable.

Conveyances by Will of Lands devisable by Custome.

IT is to be noted, that albeit by the rule of the Common Law no Hereditaments

ditaments (other then a Uſe) was deviſable by Will; yet by particular Cuſtomes in divers Cities, Burroughs, Lands and Tenements therein ſcituate have alwaies been deviſable by Teſtament, ſo that the cuſtome doth therein alter courſe of the Common Law. But in every ſuch deviſe, ſix things are eſpecially to be obſerved.

1. That the thing deviſed bee comprized within the Cuſtome.

2. That the deviſe be purſuant to the cuſtome.

3. That the power of the Deviſor be not reſtrained by Statute.

4 That the Cuſtome be lawfull and reaſonable.

5. That the intent of the Deviſor be certaine, lawfull, and not unpoſſible.

6. That the Will bee not countermanded.

Concerning the firſt of theſe, the obſervation is double.

1. That the thing deviſed be as well in nature and kinde, as alſo in continuance, ſuch as is warranted by the cuſtome.

2. That it be contained within the bounds

in a mans life muſt be reduced to a certainty before his death, or elſe it can be of no effect in Law But that reaſon ceaſed in a deviſe (which taketh no effect untill his death) and therefore the Law is therein differing accordingly. Alſo it is to be obſerved, that a deviſe of Chattels may be good, either by will nuncupative, or by writing.

Concerning a uſe, it is to bee obſerved, that a man ſeiſed of Lands or Tenements in Fee, to the uſe of him and his heires, could not by the common Law deviſe the uſe thereof by Will, unleſſe the ſame Lands or Tenements were deviſable by cuſtome. But if *I. S.* ſeiſed of certaine Lands in Fee, had infeoffed certaine perſons thereof to the uſe of himſelfe and his heires, this uſe ſo ſevered from the poſſeſſion, was deviſeable by the Common Law, albeit the Lands out of which it riſeth were not deviſable.

Conveyances by Will of Lands deviſable by Cuſtome.

IT is to be noted, that albeit by the rule of the Common Law no Hereditaments

ditaments (other then a Uſe) was deviſable by Will; yet by particular Cuſtomes in divers Cities, Burroughs, Lands and Tenements therein ſcituate have alwaies been deviſable by Teſtament, ſo that the cuſtome doth therein alter courſe of the Common Law. But in every ſuch deviſe, ſix things are eſpecially to be obſerved.

1. That the thing deviſed bee comprized within the Cuſtome.

2. That the deviſe be purſuant to the cuſtome.

3. That the power of the Deviſor be not reſtrained by Statute.

4 That the Cuſtome be lawfull and reaſonable.

5. That the intent of the Deviſor be certaine, lawfull, and not unpoſſible.

6. That the Will bee not countermanded.

Concerning the firſt of theſe, the obſervation is double.

1. That the thing deviſed be as well in nature and kinde, as alſo in continuance, ſuch as is warranted by the cuſtome.

2. That it be contained within the bounds

bounds and limits thereof. As to the firſt part, if by cuſtome all the tenements within a certaine City or Burrough bee deviſable by Will; A rent charge, and rent ſeck which had continuance time out of minde, are in nature, kinde, and continuance, ſuch as bee compriſed within the cuſtome, and therefore are by force of ſuch cuſtome deviſable. As to the ſecond part of the obſervation; If a man ſeiſed of rent in fee, which time out of memory hath had a continuance, the ſame rent is iſſuing as well out of lands within the limits of ſuch cuſtome, as aforeſaid, as alſo out of Lands not contained within the precincts, this Rent is not deviſable by the ſaid Cuſtome, becauſe the ſame or any part thereof is not contained within the precincts thereof, which muſt bee taken ſtrictly.

The ſecond obſervation hath three branches, one concerning the perſon deviſing, another touching the perſons to whom the deviſe is made; And the third granteth the deviſe it ſelf.

1. As to the firſt branch, a deviſe made by a Forraigner, to any perſon of lands or tenements ſcituate within the City of

London

London. ——— to the Customs of *London*, as appeareth *M.* 8. & 9. *Eliz.* fol. 255. But yet some persons comprised within the generall customs are by the rule of the common Law exempt from the same, as a devise made by a person lunatique, an Ideot, an Infant, and a man seised onely in the right of his wife, is voyd, this custome notwithstanding.

As to the second branch; Citizens and Freemen of *London* may by the custome of the said City, without the Kings license, lawfully devise lands in *London*, whereof they are seised in Fee, to Guilds or Corporations, as appeareth by 5. *H.* 7. 10. 19. But if hee bee only a Freeman, and no Citizen, or only Citizen and no Freeman, hee cannot without the Kings speciall license lawfully devise in *Mortmaine*.

As to the third branch; if the custome be, that lands and tenements within a certaine Citie be devisable in Fee taile for such estate, *West.* 2. was a Fee simple; also it seemeth probable, that by force of a custome, that maketh lands and tenements devisable, a man may devise those things that are therein grow-

ing as trees, graſſe, and ſuch like. But if a deviſe of a rent, or common out of lands deviſable, is not purſuant to the cuſtom, becauſe they had no being at the time of the deviſe, and though they had any beginning, yet they were created within the time of memory, they are not deviſable for the cauſe aforeſaid. If a houſe be onely erected upon deviſable lands by cuſtome, a deviſe thereof is purſuant to the cuſtome; albeit in that place there was never any houſe before, becauſe the houſe doth reteine the nature of the land, whereupon it was built, as a principall part, whereof it doth conſiſt, the change of the name notwithſtanding.

Concerning the third obſervation; it is to be noted, that albeit the cuſtome hath beene to deviſe lands to any perſon or body pollitique, yet the ſame may not by force of ſuch cuſtome be deviſed at this day in *mortmaine*, upon paine of forfeiture, according to divers ſtatutes, unleſſe the licence of the King, with the conſent of the Lords mediate and immediate, be firſt therin had and obtained; for ſuch cuſtome is in that behalfe qualified and reſtrained upon the paine

paine aforeſaid by the ſtatutes of *mort-maine* (viz.) *Magna Charta*. A cuſtome that beganne onely ſince the ſtatute, cannot be good; for every cuſtome that may evidently appeare to have his beginning ſince the time of *R.* 1. is voyd in law, as appeareth by 33. *H.* 6. 27. 9. H. 6. *et. Littleton* 38. yet nevertheleſſe the cuſtomes to deviſe *mort-maine* are not abrogated by any of the ſaid ſtatutes; for the deviſe, or other forme of alienation in *mortmaine* is not by any of the ſaid ſtatutes made voyd, but it is only in advantage of the the Lords, who might ſuſteine loſſe thereby, prohibited upon paine of ſuch forfeiture to them accrewing, as thereby appeareth; ſo that by licence & conſent as aforeſaid, a deviſe in *mortmaine* by force of a cuſtome may ſtand good in law, without danger of the penalty of forfeiture.

Concerning the fourth obſervation; if the cuſtome be not lawfull and reaſonable it is voyde; ſo that a deviſe by vertue thereof cannot be of any force in law. And therefore if an alien doe purchaſe and deviſe lands lying within a certain Borough by force of a cuſtome

that lands and tenements within the same Borrough are devisable to aliens in Fee to their owne use, and by them devisable by testament, this devise is void, for such custome against the Kings prerogative is unlawfull; albeit his highnesse cannot be thereunto entitled without office or other matter of Record, yet meane betweene such purchase and office found &c. I take the Alien to be pernour of the profits, and that the estate purchased is forthwith in consideration of the same lands, untill the kings title doe appeare by office or other matter of record Also it is to be observed, that a custome to devise a Right, separated, from the possession, cannot be lawfull, because it savoureth of maintenance. As touching unreasonable customes, if the custome within any Citty or Burrough be, that Tenements therein situate are devisable by Infants, Idiots, or mad men, it is unreasonable, and therefore void. But a custome that the same be devisable by children of 14, years is good.

Concerning the fifth observation; if the intent of the devisor be uncertain,

unlawfull,

unlawfull, or impoſſible, the deviſe will be of no force in law. The intent of deviſor may be uncertaine, either in the perſon to whom he doth deviſe, or in the thing deviſed, or in the eſtate that ſhould paſſe thereby. And firſt concerning the perſon it appeareth 49. E. 3. 3. one *Iorden* did deviſe certain Tenements in *London* to one for life, ſo that after his deceaſe the ſame ſhould remaine unto 2. of the better ſort of the fraternity of *London*, this remainder was agreed to be void for want of certaintie, which perſons of the fraternity ſhould have the ſame. Secondly, as concerning the certainty in the thing deviſed; as for example, if a man ſeiſed of lands or tenements deviſable; doth by will bequeath a portion therof to *I.S.* this deviſe is void becauſe it doth not appeare, what or how great a portion thereof the deviſee ſhould have by force of the ſaid will. 3. Albeit the intent of the deviſor doth certainly appeare, and the perſons to whom the deviſe is made, and in the lands and tenements deviſed, yet if the eſtate therein lymitted be ſo uncairten, that neither by matter expreſſed or implyed in the

will, nor by a common Intendement it cannot be reduced into a certainty, the deviſe will be void in law. And therefore if a man ſeiſed of lands deviſable as well by will nuncupative as by writing, doth by will in writing amongſt other things bequeath the ſame to *I. S.* for ſuch eſtate as is ſpecified in a ſchedule thereunto annexed, and then the deviſor dyeth without annexing any ſchedule to the ſaid will, or other declaration of the certainty of the ſtate, this deviſe is void in law. Now it is be conſidered, that albeit the intent of the deviſor be certaine in all things, that nevertheleſſe though it be unlawfull, the ſame will be no force. And therefore it is alſo needfull to diſcerne, where and in what caſe the intent of the deviſor is unlawfull, and where not; and the intent of the deviſor is unlawfull, when it is ſo repugnant to the rules of the law, as that by any counſell learned in the law, it could take no effect by conveyance executed in his life time; as for example; a deviſe of a naked right, or poſſibility of a remainder to depend upon an eſtate in the ſimple thereby bequeathed, is ſaid to be unlawfull; for as no ſuch remainder

mainder could be bequeathed, *id est* conveyed by any act executed in a mans life. so also no bare right could be conveyed by the like act executed in his life to any person, other then such as were seised, or to be seised of the free hold of the same lands at the instant of the execution of the conveyance, and that only by way of the extinguishment. And hereupon it followeth, that a man having right to lands devisable being by defeisable title in the possession of *I.S.* cannot devise the same by will to *I. D.* So also the Lord, of whom the lands devisable are imediately holden by Knights service, cannot devise his possibility of Escheates or wardship, that may thereof accrew to him, when his Tenant shall happen to die without heires, or the possibility of wards, when the heires shall be within age.

Concerning an intent impossible, wee terme that an impossible intent, which by no probable and common possibility can be accomplished; and of such impossible intents, there are 3. sorts. 1, Impossible both at the time of the making of the will, and also at the death of the devisor. 2. Impossible only

at the time of the deviſe, and not at the time of the deceaſe of the teſtator. 3. Impoſſible at the time of the making of the deviſe. And as to firſt ſort of lands deviſable by will, bequeathed to the heires of S. who was attainted of fellony or treaſon, unreverſed at the time of the deviſe, or death of the deviſor: or if in time of Romiſh religion, ſuch deviſe was made to one that was a Monk, being not deraigned at the time of the deviſe, or death of the teſtator; or if the ſame be deviſed to the heires of I. D. who was then dead without heire; or to a corporation that had noe being at the time of the will, or death of the teſtator; Or if a man by his will doe deviſe a certain houſe in a Borrough, wherein at the time of his deviſe and death, he had nothing: Or if lands be deviſed to the executors of I. S. who died inteſtate, in every of theſe caſes, the intent of the deviſor was impoſſible, both at the time of the deviſe and death of the deviſor; and for ſuch impoſſibillity, the deviſes are abſolutely voide.

Concerning the 2. ſort; if lands were deviſed to a Monk, who at the time

time of the death of the teſtator was deraigned, or to the heirs of one is that attainted of &c. which is afterwards reverſed before his death, or to a Corporation that hath a being at the time of his death, but not created at the time of the deviſe, in theſe caſes, the intent of the deviſor, was onely impoſſible at the time of the deviſe, but not at the time of the deceaſe of the teſtator. And yet I take the Law, that thoſe deviſes be alſo voyd, *nam quod ab initio non valet id tractu temporis non convaleſcit.*

The ſixt obſervation is, that the deviſe be not countermanded; for it is a cleere caſe, that it is countermandable at the pleaſure of the Deviſor, or thereby the deviſe will bee of no force in Law. And it is to be noted, that there are two kindes of Countermands, the one is a countermand in deed, the other a countermand in Law. A countermand in deed, is when a Teſtator doth expreſly revoke his Will formerly made, or any part thereof; and this countermand by word is of no leſſe force then if it were by writing; for albeit the Will containe, amongſt other things deviſes of Lands, bee it in writing as an effectuall part thereof

thereof, in caſe where the cuſtome or law doth ſo require it; yet nevertheleſſe an expreſſe countermand by word of the will, or of any deviſe of lands therein compriſed, will be ſufficient in Law to controle the ſame, as it appeareth by *Rens* caſe, 14 *El.* Alſo, if after the making of the Wil, the Teſtator doth cauſe a deviſe therein made to one man to be quite ſtricken out; this is alſo a countermand in deed of that deviſe, and the will ſtandeth good for all the reſidue. A countermand which in Law is that which neither by word nor deede is expreſſed, but onely in thoſe other acts implyed. As for example, the making of another will doth imply a revocation of the former, and therefore it is a countermand in Law thereof. So likewiſe if lands be deviſed by will, and afterwards the deviſor inſeoffeth a ſtranger in Fee thereof, this Feoffement doth imply a revocation of the deviſe of the land, and therefore it is in that part a countermand in Law, albeit he afterwards repurchaſe the ſame. 44 *Ed.* 3. 33. And although lands deviſable by a cuſtome may be executed by a Writ of *ex grm. querela*, yet if there be no ſpeciall cuſtome to the contrary, the

deviſee may (if he pleaſe) execute the ſame by Entry as it appeareth by 35 *Aſſ. plit.* 12. 40. *Aſſ. p.* 2. 27. *Aſſ. p.* 60 And in every ſuch caſe the poſſeſſion in Law of the thing deviſed is immediately after the deceaſe of the Teſtator no leſſe caſt upon the Deviſee, then it ſhould have been caſt upon the heire, if no deviſe had been thereof made, as appeareth *Brookes title deviſe*, 490.

Conveyances by Will, by force of the Statute of 32 & 34. *H.* 8.

ALthough Lands and Tenements, wherein a man had any greater eſtate than for years, were not deviſable by the Common Law [illegible] until the making of the Statute 27 H. 8. cap. 10. *de uſubus in poſſeſſionem transferendis*, men did commonly put their lands in uſe; (*viz.*) they did enfeoffe others in Fee, to the uſe of themſelves & their heirs, to the end that they might deviſe the ſame uſe, and by force thereof after the deceaſe of the Teſtator, the Feoffees did at the requeſt of ſuch deviſee, make and execute to them an eſtate in the land according

to

to the use devised, and if the Feoffees did refuse so to doe, the devisee might thereunto compell him by suite in the *Chancery*. And so by such subtill invention the devisee obteined the effect of a devise of the same Lands or Tenements which were not then devisable by Law.

The Daniell Massie His Booke

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